Arlington Conservation Commission

Date: Thursday, November 3, 2022
Time: 7:00 PM
Location: Conducted by Remote Participation

Pursuant to State Legislation suspending certain provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the November 3, 2022, public meeting of the Arlington Conservation Commission shall be physically closed to the public to avoid group congregation. The meeting shall instead be held virtually using Zoom. Please register in advance for this meeting. Reference materials, instructions, and access information for this specific meeting will be available 48 hours prior to the meeting on the Commission's agenda and minutes page.

Agenda

1. Administrative
    a. Approval of October 20, 2022, meeting minutes
    b. Approval of 2023 Conservation Commission Meeting Schedule
2. Updates
    a.
    b.
    c.
    d.
3. Discussion
    a.
    b.
    c.
    d.
4. Hearings

Notice of Intent: 8 Mystic Bank

Notice of Intent: 8 Mystic Bank
Documents: 8 Mystic Bank Notice of Intent

This public hearing will consider a Notice of Intent for 8 Mystic Bank to replace decking and add

stairs and a retaining wall within Bordering Land Subject to Flooding, and the Buffer Zone and Adjacent Upland Resource Area to the Bank of Lower Mystic Lake. Improvements also include in-kind replacement of existing deck materials and in-kind replacement of granite steps leading to the existing dock.

Notice of Intent: Drake Village Placemaking Project (Continued)

Notice of Intent: Drake Village Placemaking Project (Continued)
Documents: Drake Village Creative Placemaking Supplemental Materials

This public hearing will consider a Notice of Intent for work proposed to be conducted within the Riverfront Area, Buffer Zone, and Adjacent Upland Resource Area to Mill Brook. Improvements to the Drake Village Complex at 16-38 Drake Road include landscaping, repaving, and installation of amenities.

Town of Arlington, Massachusetts

17 Mill Street Enforcement Order

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	17_Mill_Street_Response_to_Enforcement_Order.pdf	17 Mill Street Response to Enforcement Order

October 26, 2022

Attention: David Morgan
Arlington Conservation Commission
730 Massachusetts Avenue
Arlington, MA 02476

Re: **Response to Enforcement Order**
Address: **17 Mill Street, Arlington MA**

To Whom It May Concern,

On behalf of Corcoran Jennison Management, Hancock Associates hereby submits this letter detailing corrective actions in response to an Enforcement Order issued on September 27th, 2022 to Corcoran Jennison Management as represented by Soma Zangiband for unpermitted activities associated with the demolition and construction of a concrete patio within buffer zone and/or jurisdictional resource areas under the Massachusetts Wetlands Protection Act (WPA) and the Arlington Wetlands Protection Bylaw.

As directed by the Enforcement order, Corcoran Jennison Management's construction manager, Mr. Timothy Pacheco attended the October 6, 2022, public meeting of the Arlington Conservation Commission and discussed the scope of work undertaken to date and remains to be completed.

At the meeting Mr. Pacheco discussed the scope of work includes the installation of 2,000 SF of pervious pavers to replace the existing impervious concrete surface. This change will decrease impervious stormwater runoff within the AURA, Riverfront and associated buffer zones and allow for natural drainage to occur in the promotion of groundwater recharge and water quality.

Per the issued Enforcement Order Mr. Pacheco instructed their subcontractors to remove all dirt and debris and install proper sediment controls along the perimeter fencing and walls, stabilize loose soil disturbed within the environmentally sensitive resource areas.

Hancock Associates representative Devon Morse conducted a site visit with Mr. Morgan on October 12, 2022, after erosion controls were installed and site stabilization was completed. Hancock Associates recommended the following protocols for corrective actions:

- Installation of tree protection for the three (3) large mature trees near the constructed patio and walkway
- Said trees will be appropriately trimmed, specifically the Eastern White Pine between the patio and bituminous accessway, before any further construction to prevent damages to the integrity of the existing mature trees.
- Installation of construction access along the slope and walkway will be constructed with timber or swamp mats to protect the existing root systems and prevent further compaction to the soils onsite.
- An erosion control blanket will be installed along the slope where the vegetation has been disturbed.

Post construction restoration will include the following restoration planting plan:
Plant selection shall be limited to native species suitable to the growing conditions of the site.

Buffer Zone Restoration Area (±906 SF)

1. Prior to initiation of work, contractors shall install sediment controls as detailed on plan.
2. Contractor shall remove all herbaceous vegetation from the restoration area.
3. Contractor shall apply the restoration area with 1 to 2 inches of clean organic rich screened loam or topsoil to level grade in kind replacement of topsoil removed.
4. Contractor shall evenly seed all restoration and disturbed areas with a 1:2 ratio blend consisting of 1-part New England Showy Wildflower Seed Mix (1lbs) to 2 parts Erosion Control/Restoration Seed Mix for Moist Sites (3 lbs.).
   Note: Seed mixes are available from New England Wetland Plants Inc.
5. Immediately following seed application, apply seeded area with BioNet® S75BN biodegradable Erosion Control Blankets (ECBs) according to specifications herein. Comparable erosion control blankets may be considered conditioned that they are biodegradable and aid in seed germination.
6. Following installation of ECBs, install native nursey stock plants in accordance with the following shrub planting schedule:
   a. Two (2) northern spicebush (*Lindera benzoin,* FACW)
   b. Two (2) common winterberry (*Ilex verticillate*, FACW)

Corcoran Jennison Management understands that there will be no refueling of the small construction machinery on-site and if this occurs that they would be subject to further enforcement action from the Arlington Conservation Commission or any other issuing authority.

To conclude, Corcoran Jennison has complied with the enforcement order and installed standard Best Management Practices (BMPs) for erosion and sediment control during construction and the project will reduce stormwater runoff by replacing impervious surfaces with pervious surfaces, which will reduce adverse impacts to the downgradient wetland resource areas. As such, we respectfully request that the Commission allow the project to proceed. Corcoran Jennison Management acknowledges any proposed deviation from this letter must be submitted to the Arlington Conservation Commission for review and approval prior to execution.

If you have questions, please feel free to contact us at your convenience.

Regards,

Devon Morse, WPIT
Project Manager / Wetland Scientist

Attachments:
A – Site Photographs
B – Restoration Specification Sheets
C – Restoration Plan Markup for Millbrook Square Apartments

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

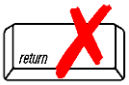
WPA Form 9 – Enforcement Order

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:

A. Violation Information

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



This Enforcement Order is issued by:

Arlington — Conservation Commission (Issuing Authority)

09/27/2022 — Date

To:

Soma Zangiband, Corcoran Jennison Management
Name of Violator

17 Mill Street, Millbrook Square Apartments
Address

1. Location of Violation:

Property Owner (if different)

17 Mill Street
Street Address

Arlington — City/Town

02476 — Zip Code

51 — Assessors Map/Plat Number

2-1.B — Parcel/Lot Number

2. Extent and Type of Activity (if more space is required, please attach a separate sheet):

Demolition and reconstruction of concrete patio at rear of building, removal of fencing, filling, staging of construction equipment. See attached for additional details.

B. Findings

The Issuing Authority has determined that the activity described above is in a resource area and/or buffer zone and is in violation of the Wetlands Protection Act (M.G.L. c. 131, § 40) and its Regulations (310 CMR 10.00), because:

☒ the activity has been/is being conducted in an area subject to protection under c. 131, § 40 or the buffer zone without approval from the issuing authority (i.e., a valid Order of Conditions or Negative Determination).

B. Findings (cont.)

☐ the activity has been/is being conducted in an area subject to protection under c. 131, § 40 or the buffer zone in violation of an issuing authority approval (i.e., valid Order of Conditions or Negative Determination of Applicability) issued to:

Name | Dated

File Number | Condition number(s)

☐ The Order of Conditions expired on (date): Date

☐ The activity violates provisions of the Certificate of Compliance.

☐ The activity is outside the areas subject to protection under MGL c.131 s.40 and the buffer zone, but has altered an area subject to MGL c.131 s.40.

☐ Other (specify):

C. Order

The issuing authority hereby orders the following (check all that apply):

☒ The property owner, his agents, permittees, and all others shall immediately cease and desist from any activity affecting the Buffer Zone and/or resource areas.

☐ Resource area alterations resulting from said activity shall be corrected and the resource areas returned to their original condition.

☒ A restoration plan shall be filed with the issuing authority on or before 10/06/2022 (Date)

for the following:

See attached

The restoration shall be completed in accordance with the conditions and timetable established by the issuing authority.

C. Order (cont.)

☐ Complete the attached Notice of Intent (NOI). The NOI shall be filed with the Issuing Authority on or before:

Date

for the following:

No further work shall be performed until a public hearing has been held and an Order of Conditions has been issued to regulate said work.

☒ The property owner shall take the following action (e.g., erosion/sedimentation controls) to prevent further violations of the Act:

See attached

Failure to comply with this Order may constitute grounds for additional legal action. Massachusetts General Laws Chapter 131, Section 40 provides: "Whoever violates any provision of this section (a) shall be punished by a fine of not more than twenty-five thousand dollars or by imprisonment for not more than two years, or both, such fine and imprisonment; or (b) shall be subject to a civil penalty not to exceed twenty-five thousand dollars for each violation". Each day or portion thereof of continuing violation shall constitute a separate offense.

D. Appeals/Signatures

An Enforcement Order issued by a Conservation Commission cannot be appealed to the Department of Environmental Protection, but may be filed in Superior Court.

Questions regarding this Enforcement Order should be directed to:

David Morgan
Name

781-316-3012
Phone Number

M-W 8 AM to 4 PM, Th 8 AM to 7 PM, F 8 AM to 12 PM
Hours/Days Available

Issued by:

Arlington
Conservation Commission

Conservation Commission signatures required on following page.

D. Appeals/Signatures (cont.)

In a situation regarding immediate action, an Enforcement Order may be signed by a single member or agent of the Commission and ratified by majority of the members at the next scheduled meeting of the Commission.

Signatures:

Signature	Printed Name
Signature	Printed Name
Signature	Printed Name
Signature	Printed Name
Signature	Printed Name
Signature	Printed Name
Signature	Printed Name
Signature	Printed Name

Signature of delivery person or certified mail number

September 27, 2022

Corcoran Jennison Management
c/o Soma Zangiband
17 Mill Street
Millbrook Square Apartments
Arlington, MA 02476

RE: Details of Enforcement Order Issued September 27, 2022

This memo details violations of the Wetlands Protection Act and Arlington Wetlands Protection Bylaw observed by Conservation Agent David Morgan on September 27, 2022. This document serves as the attachment to the Enforcement Order issued on the same date.

On the morning of September 27, 2022, Conservation Agent David Morgan witnessed activity being conducted at the rear of Millbrook Square Apartments. The activity included operation of heavy machinery within the Buffer Zone/Adjacent Upland Resource Area and Riverfront Area to Mill Brook. Mr. Morgan contacted Soma Zangiband for details about the project and was referred to Tim Pacheco, the construction manager for Corcoran Jennison Management. Mr. Pacheco explained that the concrete patio at the rear of the building was being removed and replaced with concrete pavers. He said that the work commenced on September 16th, 2022 and granted permission for Mr. Morgan to make a visit to the property to assess conditions.

Mr. Morgan visited the site at 11:48 AM on September 27th, 2022. Violations of the Wetlands Protection Act and Arlington Wetlands Protection Bylaw were evident. The activity was voluntarily ceased for the day by Mr. Pacheco. The principal violation is conducting work without an Order of Conditions or Permit. The specifics of additional violations are listed below with photographic evidence. Additional violations may be assessed following the October 6, 2022, meeting of the Arlington Conservation Commission.

Per the enclosed Enforcement Order, you are required to cease and desist from all work on site unless otherwise directed by the Conservation Agent. The following work must be completed by September 30, 2022.

- All dirt or debris spilled or tracked onto any paved streets shall be swept up and removed.

- Erosion and sediment controls shall be installed at the limits of the work. The erosion controls will include a silt fence and a biodegradable 12-inch diameter straw or silt wattle around the entire work area. Additional erosion and/or sediment controls may be required by the Conservation Agent.
- Any loose soil, sand, or similar unconsolidated material within the 100-foot Buffer Zone/Adjacent Upland Resource Area and/or 200-foot Riverfront Area shall be covered and secured with a temporary vegetative cover, tarp, or other erosion control acceptable to the Conservation Agent until work is permitted to begin again.
- All heavy equipment must be removed from within 50 feet of the wetland and no refueling or maintenance of machinery shall be allowed within the 100-foot Buffer Zone, 200-foot Resource Area, and Adjacent Upland Resource Area or within any Resource Area.
- The areas of construction shall remain in a stable condition at the close of each day. The Conservation Agent in his sole discretion shall determine whether the is in stable condition.
- All area trees shall be protected per the Town Wetlands Protection Regulations, Section 24, Vegetation Removal and Replacement. The Agent may at his discretion supersede the requirements of Section 24.
- A representative of Corcoran Jennison Management must attend the October 6th, 2022 meeting of the Arlington Conservation Commission. The representative shall be prepared to discuss the scope of work undertaken to date and what work remains to be done on the project. The representative shall also present a restoration plan detailing how the damage to natural or planted plant life, vegetation, or trees will be repaired, and how disturbed, filled, or otherwise altered ground will be stabilized. The restoration plan must be submitted to the Conservation Agent at least 48 hours in advance of the October 6th, 2022 meeting.

Sincerely,

David Morgan
Environmental Planner + Conservation Agent
Town of Arlington

Figure 1 GIS rendering of 17 Mill Street indicating in red the areas of activity

Attachment A Site Photos

Photo #1: General View of Existing Conditions for area where concrete patio was removed and to be replaced with pavers.

Photo #2: Conditions facing East towards existing shrubs and landscaped area next to patio.

Photo #3: General view of proposed construction access, which will be restabilized post construction with loam and seed facing southeast.

Photo #4: General view of construction access and walkway which will be restored to prior conditions post construction.

Photo #5: General View of Existing Conditions to be stabilized with native seed mix and native shrub species post construction.

Photo #6: General view of Existing erosion controls along perimeter fence as directed by David Morgan.

Attachment F Seed Mix and ECB Specifications

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Showy Wildflower Mix

Botanical Name	Common Name	Indicator
Schizachyrium scoparium	Little Bluestem	FACU
Chamaecrista fasciculata	Partridge Pea	FACU
Sorghastrum nutans	Indian Grass	UPL
Festuca rubra	Red Fescue	FACU
Elymus canadensis	Canada Wild Rye	FACU+
Elymus riparius	Riverbank Wild Rye	FACW
Heliopsis helianthoides	Ox Eye Sunflower	UPL
Coreopsis lanceolata	Lance Leaved Coreopsis	FACU
Rudbeckia hirta	Black Eyed Susan	FACU-
Liatris spicata	Spiked Gayfeather/Marsh Blazing Star	FAC+
Asclepias syriaca	Common Milkweed	FACU-
Vernonia noveboracensis	New York Ironweed	FACW+
Aster novae-angliae (Symphyotrichum novae-anglia	New England Aster	FACW-
Eupatorium purpureum (Eutrochium maculatum)	Purple Joe Pye Weed	FAC
Asclepias tuberosa	Butterfly Milkweed	NI
Solidago juncea	Early Goldenrod	
Eupatorium perfoliatum	Boneset	FACW

PRICE PER LB. $86.00 MIN. QUANITY 1 LBS. **TOTAL:** $86.00 APPLY: 23 LBS/ACRE :1900 sq ft/lb

The New England Showy Wildflower mix includes a selection of native wildflowers and grasses that will mature into a colorful and vibrant native meadow. It is appropriate seed mix for roadsides, commercial landscaping, parks, golf courses, and industrial sites. Always apply on clean bare soil. The mix may be applied by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper seed to soil contact. Best results are obtained with a Spring or late Fall dormant seeding. Late Spring and early Summer seeding will benefit with a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering may be required. Late Fall and Winter dormant seeding require an increase in the seeding rate. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free seed bed is necessary for optimal results.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is $/bulk pound, FOB warehouse, Plus SH and applicable taxes.

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites

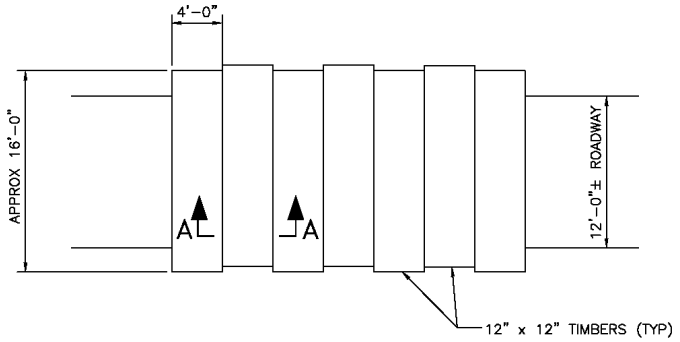
Botanical Name	Common Name	Indicator
Elymus riparius	Riverbank Wild Rye	FACW
Schizachyrium scoparium	Little Bluestem	FACU
Festuca rubra	Red Fescue	FACU
Andropogon gerardii	Big Bluestem	FAC
Panicum virgatum	Switch Grass	FAC
Vernonia noveboracensis	New York Ironweed	FACW+
Agrostis perennans	Upland Bentgrass	FACU
Bidens frondosa	Beggar Ticks	FACW
Eupatorium maculatum (Eutrochium maculatum)	Spotted Joe Pye Weed	OBL
Eupatorium perfoliatum	Boneset	FACW
Aster novae-angliae (Symphyotrichum novae-anglia	New England Aster	FACW-
Scirpus cyperinus	Wool Grass	FACW
Juncus effusus	Soft Rush	FACW+

PRICE PER LB. $37.00 MIN. QUANITY 3 LBS. **TOTAL:** $111.00 APPLY: 35 LBS/ACRE :1250 sq ft/lb

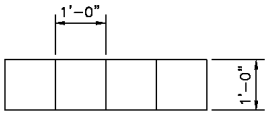
The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro-seeder. After sowing, lightly rake, roll or cultipack to insure good seed-to-soil contact. Best results are obtained with a Spring or late Summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is $/bulk pound, FOB warehouse, Plus SH and applicable taxes.

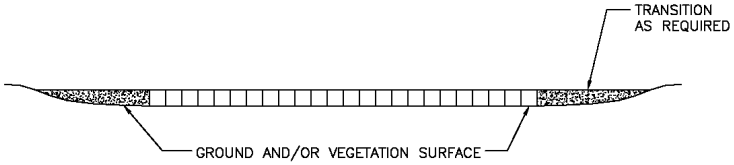
LS-6815-0



TYPICAL PLAN VIEW



SECTION A–A
TYPICAL MAT SECTION
BOLTED TOGETHER



TYPICAL SECTION VIEW

NOTE:
1. TO BE INSTALLED IF NECESSARY TO PREVENT RUTTING, TO ACCESS STRUCTURES.
2. THIS DETAIL SHOWS TYPICAL DIMENSIONS. SOME CONTRACTORS SWAMP MATS ARE DIMENSIONALLY DIFFERENT FROM WHAT IS SHOWN HERE.
3. DEPENDENT ON SITE CONDITIONS, MULTIPLE LAYERS OF SWAMP MATS MAY BE INSTALLED.

LS-6815-0

ORIGINAL	REVISIONS		
DATE 11/15/05	REV.	DATE	
DESIGNED JME	1		
CHECKED	2		
DRAWN	3		
CHECKED	4		
REVIEWED	5		
APPROVED	6		
	7		

nationalgrid

TYPICAL SWAMP MAT DETAIL

SCALE: NONE DATE: 11/15/05

ROLLMAX™
ROLLED EROSION CONTROL

Specification Sheet
BioNet® S75BN™ Erosion Control Blanket

DESCRIPTION

The short-term single net erosion control blanket shall be a machine-produced mat of 100% agricultural straw with a functional longevity of up to 12 months. (NOTE: functional longevity may vary depending upon climatic conditions, soil, geographical location, and elevation). The blanket shall be of consistent thickness with the straw evenly distributed over the entire area of the mat. The blanket shall be covered on the top side with a 100% biodegradable woven natural organic fiber net. The netting shall consist of machine directional strands formed from two intertwined yarns with across directional strands interwoven through the twisted machine strands (commonly referred to as a Leno weave) to form approximate 0.50 x 1.0 in. (1.27 x 2.54 cm) mesh. The blanket shall be sewn together on 1.50 inch (3.81 cm) centers with degradable thread. The blanket shall be manufactured with a colored thread stitched along both outer edges (approximately 2-5 inches [5-12.5 cm] from the edge) as an overlap guide for adjacent mats.

The S75BN shall meet Type 2.C specification requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) FP-03 Section 713.17

Material Content		
Matrix	100% straw fiber	0.5 lbs/sq yd (0.27 kg/sm)
Netting	Top side only: Leno woven 100% biodegradable natural organic fiber	9.3 lbs/1000 sq ft (4.5 kg/100 sm)
Thread	Biodegradable	

Standard Roll Size		
Width	6.67 ft (2.0 m)	8.0 ft (2.4 m)
Length	108 ft (32.92 m)	112 ft (34.14 m)
Weight ± 10%	46.4 lbs (21.05 kg)	50 lbs (22.68 kg)
Area	80 sq yd (66.9 sm)	100 sq yd (83.61 sm)

Design Permissible Shear Stress	
Unvegetated Shear Stress	1.60 psf (76 Pa)
Unvegetated Velocity	5.00 fps (1.52 m/s)

Index Property	Test Method	Typical
Thickness	ASTM D6525	0.29 in. (7.37 mm)
Resiliency	ECTC Guidelines	81.4%
Water Absorbency	ASTM D1117	440%
Mass/Unit Area	ASTM D6475	9.12 oz/sy (310 g/sm)
Swell	ECTC Guidelines	15.7%
Smolder Resistance	ECTC Guidelines	Yes
Stiffness	ASTM D1388	6.92 oz-in
Light Penetration	ASTM D6567	9.1%
Tensile Strength - MD	ASTM D6818	146.4 lbs/ft (2.17 kN/m)
Elongation - MD	ASTM D6818	10.9%
Tensile Strength - TD	ASTM D6818	109.2 lbs/ft (1.62 kN/m)
Elongation - TD	ASTM D6818	14.3%
Biomass Improvement	ASTM D7322	398%

Slope Design Data: C Factors			
	Slope Gradients (S)		
Slope Length (L)	≤ 3:1	3:1 – 2:1	≥ 2:1
≤ 20 ft (6 m)	0.029	N/A	N/A
20-50 ft	0.11	N/A	N/A
≥ 50 ft (15.2 m)	0.19	N/A	N/A

Roughness Coefficients – Unveg.	
Flow Depth	Manning's n
≤ 0.50 ft (0.15 m)	0.055
0.50 – 2.0 ft	0.055-0.021
≥ 2.0 ft (0.60 m)	0.021

NORTH AMERICAN GREEN®

Western Green
4609 E. Boonville-New Harmony Rd.
Evansville, IN 47725

nagreen.com
800-772-2040

Attachment C Restoration Plan

EXHIBIT "A"

A certain parcel of land situated in Arlington, Middlesex County, Massachusetts, being shown as Lot "D" on a plan entitled "Plan of Land in Arlington, Mass" Scale 1" = 20 ' Dated June 24, 1980, by Frederick R. Royce Co. Surveyors bounded and described as follows:

Beginning at a point on the easterly side of Mill Street 33.80 feet north of the corner of Mill and Bacon Streets thence running.

Northerly along the easterly side line of Mill Street N 8° - 05- 10"E 193.67 feet, thence running;

Northerly along said sideline of Mill Street N 17°-32'-40"E 119.29 feet, thence running;

Easterly by land now or formerly Carney and Hackley S 72°-27'-20"E 67.08 feet thence running;

Northerly by land of said Carney and Hackley and land now or formerly Adamian Construction Corp. N 30°-49'-07"E 76.89 feet, thence running;

Easterly by land now or formerly Boston & Maine Corp. S 58°-19'-03"E 103.38 feet, thence running;

Easterly by said Boston & Maine Corp. S 56°-41'-15"E 48.48 feet, thence running;

Easterly by said Boston & Maine Corp. S 61°-18'-23"E 89.90 feet, thence running;

Southeasterly by said Boston & Maine Corp. S 11°-51'-03"E 26.32 feet, thence running;

Southerly by Lot "A" on said plan S 39°-55'-54"W 26.84 feet;

Southerly by Lots A & B on said plan S 15°-28'-20" 75.81 feet, thence running;

Westerly by said Lot "B" S 74°-31'-40"E 4.00 feet, thence running;

Southerly by Lots B & C on said plan S 15°-28'-20"W 134.19 feet, thence running;

Westerly by land now or formerly Piechota N 74°-43'-20"W 18.49 feet, thence running;

Southerly by land said Piechota S 15°-02'-28"W 26.80 feet, thence running;

Westerly by Lot "E" on said plan, N 74°-47'-52"W 56.81 feet, thence running;

Southerly by said lot "E" S 15°-12'-08"W 10.07 feet, thence running;

Westerly by said Lot "E" N 74°-47'-52"W 18.50 feet, thence running;

Southerly by said Lot "E" S 15°-12'-08"W 6.92 feet, thence running;

Westerly by land now or formerly American Telephone & Telegraph Co. N 74°-47'-52"W 48.32 feet, thence running;

Southerly by said land of American Telephone & Telegraph Co. S 5°-45'-17"W 50.69 feet, thence running;

Westerly by the Northerly side line of Bacon Street N 74°-47'-52"W 88.39 feet, thence running;

Northerly by land now or formerly Nigro N 7°-15'-33"E 40.78 feet, thence running;

Westerly by land of said Nigro N 80°-26'-50"W 69.58 feet to the point of the beginning.

Said plan referred to herein is recorded with the Middlesex County South District Registry of Deeds as Plan No. 1082 of 1980.

Together with rights and easement in Grant of Easement dated August 15, 1980, recorded with said Deeds in Book 14061, Page 491.

Case No. C6353

The undersigned, being a registered surveyor of the Commonwealth of Massachusetts certifies to (i) ARCS Commercial Mortgage Co., L.P. (ii) Fannie Mae, its successors and or assigns, (iii)Lawyers Title Insurance Corporation, (iv) Goulston & Storrs, P.C., (v) Millbrook Square Apartments Company Limited Partnership, as follows:

1. This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys"; jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1999 and this survey meets the requirements for an urban survey as defined therein.

2. The survey was made on the ground between August 15, 2003 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.

3. Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.

4. Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, street or alleys upon the subject property.

5. The location of each easement, right of way, servitude and other matter affecting the subject property and listed in the title insurance commitment dated July 23, 2003, issued by Goulston & Storrs, P.C. as agent for Lawyers Title Insurance Corporation with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in the title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.

6. The subject property has access to and from a duly dedicated and accepted public street or highway.

7. Except as shown on the survey, the subject property does not serve any adjoining property for drainage, utilities or ingress or egress.

8. The record description of the subject property forms a mathematically closed figure.

9. The survey correctly indicates the zone designation of any area shown as being within a Special Hazard Area.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Scott D. Cameron, PLS
Professional Land Surveyor

Registration No. MA 35393

Dated: NOV. 20, 2003

COMMONWEALTH OF MASSACHUSETTS SCOTT D. CAMERON 35393 REGISTERED PROFESSIONAL LAND SURVEYOR

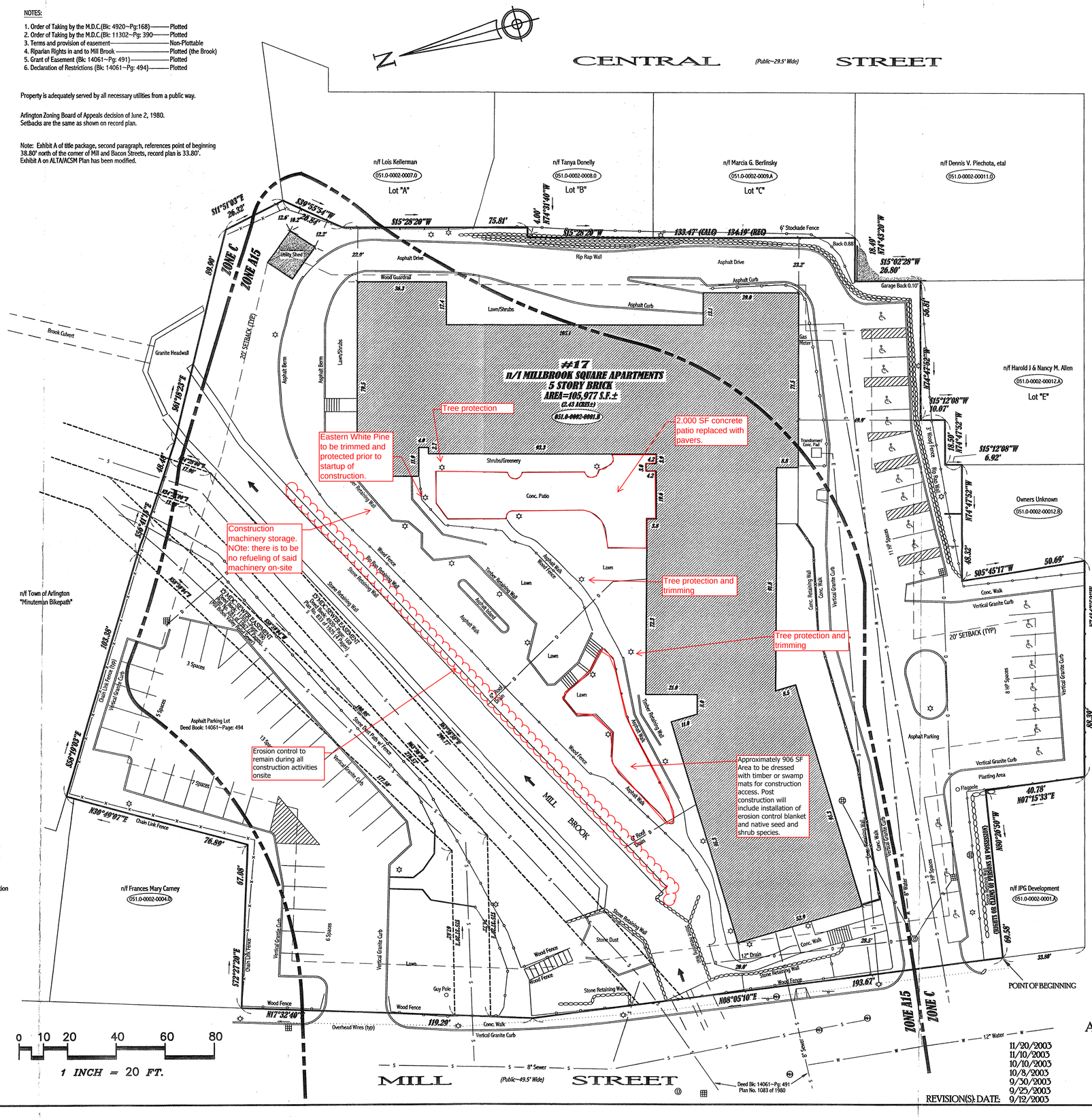
NOTES:

1. Order of Taking by the M.D.C.(Bk: 4920~Pg:168)——Plotted
2. Order of Taking by the M.D.C.(Bk: 11302~Pg: 390)——Plotted
3. Terms and provision of easement——Non-Plottable
4. Riparian Rights in and to Mill Brook——Plotted (the Brook)
5. Grant of Easement (Bk: 14061~Pg: 491)——Plotted
6. Declaration of Restrictions (Bk: 14061~Pg: 494)——Plotted

Property is adequately served by all necessary utilities from a public way.

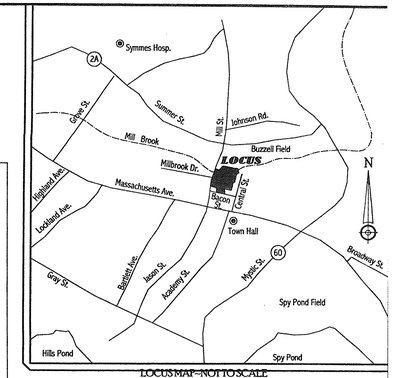
Arlington Zoning Board of Appeals decision of June 2, 1980.
Setbacks are the same as shown on record plan.

Note: Exhibit A of title package, second paragraph, references point of beginning 38.80' north of the corner of Mill and Bacon Streets, record plan is 33.80'. Exhibit A on ALTA/ACSM Plan has been modified.



0 10 20 40 60 80

1 INCH = 20 FT.



LOCUS MAP~NOT TO SCALE

PROPERTY:
Deed Bk: 14061~Page: 467
Zone: R7~ Apartments, High Density
Total Spaces: 56 (22 Handicap)

PLAN REFERENCE(S):
Property information obtained from Plan by Fred R. Joyce Dated June 24, 1980.

Underground utilities shown are from field observations and record information and are not warranted to be exact it's size, location, or depth nor is it warranted that all underground pipes or structures are shown.

The property shown lies within Zone A15 & C as shown on the Flood Insurance Rate Map for The Town of Arlington Community 250177-Panel Number 0002 B with effective date of July 5, 1982.

LEGEND

- Bollard
- Sign
- Catch Basin
- Electric Hand Hold
- Metal Light Pole
- Hydrant
- Water Gate
- Wood Utility Pole
- Wood Utility Pole w/ Light
- Sewer Manhole
- Telephone Manhole
- Water Manhole
- Electric Manhole
- Drain Manhole
- Manhole
- Stockade or Rail Fence (Typ)
- Chain Link Fence (Otl)~Typ
- UNDERGROUND UTILITIES (Sewer, Drain, Electric, Etc.)
- Handicap Parking
- MAP-BLOCK-LOT XXX.X-XXXX-XXXX.X

ALTA/ACSM LAND TITLE SURVEY "MILLBROOK SQUARE APARTMENTS" #17 MILL STREET ARLINGTON, MASS. ~MIDDLESEX COUNTY~

AUGUST 18, 2003 SCALE: 1"=20'

R.E. CAMERON & ASSOCIATES, INC.
LAND SURVEYORS~CIVIL ENGINEERS
681 WASHINGTON STREET, NORWOOD, MA. 02062
PH. 781-769-1777 FAX: 781-769-8644

REVISION(S): DATE:
11/20/2003
11/10/2003
10/10/2003
10/8/2003
9/30/2003
9/25/2003
9/12/2003

JOB NO. 1054

MEMO

TO: Pam Heidell
FROM: Conservation Commission
SUBJECT: Background on Precipitation Values to be Used in Stormwater Calc
DATE: October 27, 2022

To inform the Commission's deliberations regarding regulatory revisions pertinent to precipitation values to be used in stormwater calculations, I have attached Figures (end of memo) from presentations made at DEP's Stormwater Management Updates Advisory Committee meetings. These include:

1) A Figure comparing precipitation values associated with various sources/methodologies including NOAA 14, NOAA 14 Plus, NOAA Plus Plus, NRCC (Cornell), TP40, etc.[1]
2) Figure on Stormwater Basin Size, Volume Increase Above TP-40[2]
3) Table: How do you get NOAA 14 Plus.
4) A Figure from Resilient Massachusetts Action Team's (RMAT) presentation to the DEP Stormwater Management Advisory Committee on Climate Resilient Design Standards & Guidelines (which may or may not be current as presentation was two years ago.

For more information, visit the DEP's Stormwater Management Updates Advisory Committee's webpage as well as the RMAT's webpage. RMAT is an interagency steering committee responsible for implementation, monitoring, and maintenance of the State Hazard Mitigation and Climate Action Plan: their activities include development of design criteria for precipitation depths for 24-hour design storms.

Also, please find below excerpts from Advisory Committee Comment Letters, which present different suggestions and point of views specific to use of NOAA14 Plus or alternatives.

Ten municipalities (Arlington, Cambridge, Chelsea, Lexington, Medford, Melrose, Reading, Watertown, Winchester and Woburn): We strongly support using the full NOAA 90th percentile confidence interval, without the 0.9 multiplier. Until statewide downscaled rainfall projections can be completed, using the upper bound of NOAA 14 90% confidence interval could be used as a proxy for 2070 rainfall projections. Using 90% of the upper bound of NOAA 14 90% confidence interval could be used as a proxy for 2030 rainfall projections.

We would like to see the Stormwater Handbook not exclusively reference NOAA 14 data. Perhaps it could also reference the "latest available standard precipitation data", whether it be updated Cornell day, downscaled global data, or other reliable sources.

DCR: MassDEP should have a peer review performed for the NOAA 14+ approach.

---

[1]Note that for the 24-hour 100-year storm, Cornell precipitation is slightly higher than NOAA 14, but lower th14 an NOAA 14 Plus. NOAA 14 Plus is 0.9 times the NOAA 14 Upper Confidence Interval. NOAA Plus Plus is the NOAA Upper Confidence without the 0.9 multiplier.

[2]All do not agree with the DEP's analysis.

MassDOT: MassDot agrees that the Massachusetts Stormwater Handbook should adopt use of the National Oceanic Atmospheric Association Atlas 14-Precipitation -Frequency atlas of the ...Along with using the NOAA Atlas 14 , MassDOT suggests MassDEP incorporate the flexibility to adopt any data that supersedes Atlas 14 in the future, in order to accommodate future atlases published by NOAA/USGS.

THe NOAA14+ approach should be fully vetted through a peer review.

Recommendations: MassDEP should adopt NOAA Atlas 14, and any new data that supersedes NOAA Atlas 14, as the basis to meet Standard 2 for stormwater management design, while making sure this approach will not conflict with RMAT guidelines As the next steep towards addressing climate change concerns, MassDEP should have peer review performed on he NOAA 14+ approach. MassDEP should also review the extent of impact that NOAA 14+ may have on ...hydraulically dependent structures.

NAIOP: NAIOP believes that the NOAA14+ approach should be peer reviewed to fully vet the approach and demonstrate that it is supported by the climate change community for purposes of using it for stormwater design. NAIOP asks that an outside peer reviewer assess the impact of these changes on stormwater design sizing and other related impacts.

Homebuilders: NOAA Atlas 14, Volume 10 for the northeastern US was scientifically developed by....of the National Oceanic and Atmospheric Administration's National Weather Service using 7,629 stations with analysis performed over no less than 70 years of data. Conversely NOAA Atlas 14 PLUS is completely unscientific and the concept is pulled out of the air using the Monte Carlo statistical method. If MassDEP does continue to propose NOAA Atlas 14 Plus then a proper peer view should be performed...Further, the upgrades and updates to NOAA 14 are proposed to be updated on a regular cycle with more stations and with longer records using modern methods,

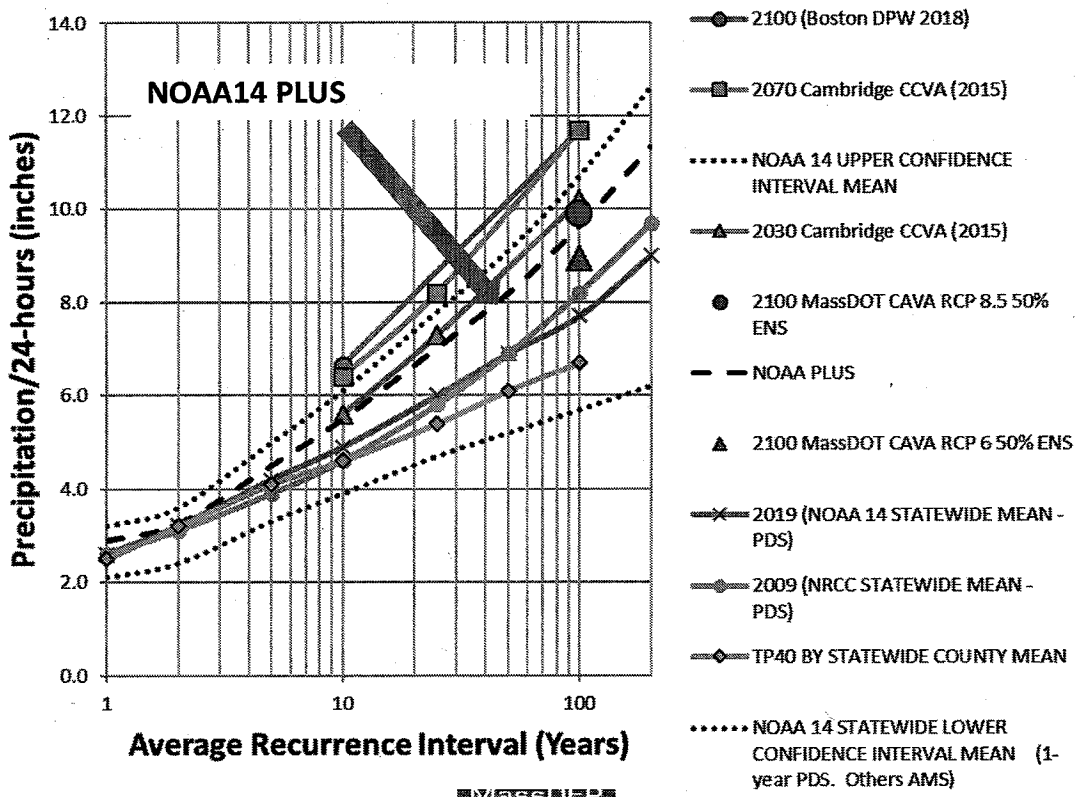
Charles River Watershed Association: For new development projects, peak runoff calculations should use "existing " rainfall (atlas 14 or TP40) for calculating pre-development runoff rates and should use "future" rainfall consistent with RMAT approach for calculating post development runoff rates.

Mass Rivers Alliance and thirty-six organizations: We recommend that MassDEP adopt the full NOAA Atlas 14 upper confidence interval (Atlas 14++) as the basis of the new design storms, rather than 90% of the NOAA Atlas 14 upper confidence interval (Atlas 14+).

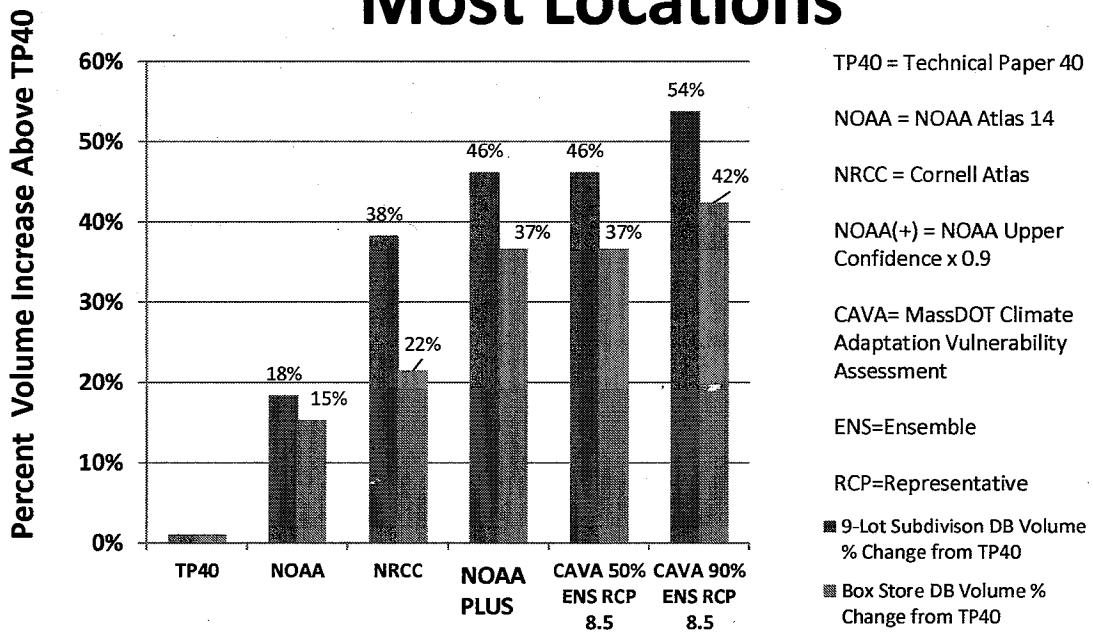
We recommend that MassDEP commit to revisit and update its rainfall criteria even five years following adoption to incorporate both new rainfall data and improved, downscaled precipitation projections.

In order to protect stream and wetland functions, maintain the capacity of existing municipal infrastructure and prevent damage to existing development near and in historic floodplains, for new development sites, pre-development runoff rates should be calculated using NOAA 14 and post development runoff rates should be calculated using NOAA 14+.

NOAA PLUS Better Accounts for Larger Observed Storms



Stormwater Basin Size Will Increase In Most Locations



CAVA (MassDOT) 50% Ensemble (Akin to Median) Year 2100
CAVA (MassDOT) 90% Ensemble (Akin to Upper Confidence) Year 2100

How Do You Get NOAA14 PLUS?

- Navigate to NOAA14 Web site (https://hdsc.nws.noaa.gov/hdsc/pfds/)
- Click Massachusetts map on the desired location
- Navigate to "point-of-interest," Tabular results will pop-up
- Multiple 0.9 by the NOAA Upper Confidence
- Example: 10.7 x 0.9 = 9.63-inches, use 9.63-inches for 100-year 24-hour storm instead of 7.88-inches

PDS-based precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.296** (0.243-0.361)	**0.366** (0.300-0.446)	**0.480** (0.392-0.587)	**0.574** (0.465-0.708)	**0.704** (0.549-0.919)	**0.801** (0.610-1.07)	**0.905** (0.665-1.27)	**1.03** (0.703-1.48)	**1.22** (0.792-1.82)	**1.38** (0.870-2.10)
10-min	**0.420** (0.345-0.511)	**0.518** (0.425-0.632)	**0.679** (0.554-0.831)	**0.813** (0.659-1.00)	**0.998** (0.777-1.30)	**1.14** (0.863-1.52)	**1.28** (0.942-1.80)	**1.46** (0.994-2.09)	**1.72** (1.12-2.57)	**1.95** (1.23-2.97)
15-min	**0.494** (0.405-0.601)	**0.610** (0.500-0.743)	**0.800** (0.653-0.979)	**0.957** (0.776-1.18)	**1.17** (0.915-1.53)	**1.34** (1.01-1.79)	**1.51** (1.11-2.12)	**1.72** (1.17-2.46)	**2.03** (1.32-3.02)	**2.29** (1.45-3.56)
30-min	**0.659** (0.541-0.802)	**0.815** (0.668-0.993)	**1.07** (0.873-1.31)	**1.28** (1.04-1.58)	**1.57** (1.23-2.05)	**1.79** (1.36-2.40)	**2.02** (1.49-2.84)	**2.30** (1.57-3.30)	**2.72** (1.77-4.06)	**3.08** (1.95-4.70)
60-min	**0.824** (0.677-1.00)	**1.02** (0.836-1.24)	**1.34** (1.09-1.64)	**1.61** (1.30-1.98)	**1.97** (1.54-2.57)	**2.24** (1.71-3.00)	**2.53** (1.85-3.56)	**2.88** (1.97-4.13)	**3.42** (2.22-5.10)	**3.87** (2.45-5.91)
2-hr	**1.07** (0.882-1.29)	**1.34** (1.10-1.62)	**1.78** (1.46-2.16)	**2.14** (1.75-2.62)	**2.64** (2.08-3.43)	**3.01** (2.31-4.02)	**3.42** (2.54-4.80)	**3.92** (2.68-5.57)	**4.70** (3.07-6.94)	**5.38** (3.41-8.11)
3-hr	**1.25** (1.03-1.50)	**1.56** (1.30-1.89)	**2.08** (1.72-2.52)	**2.51** (2.06-3.06)	**3.11** (2.45-4.02)	**3.54** (2.73-4.71)	**4.02** (3.00-5.62)	**4.62** (3.17-6.52)	**5.55** (3.63-8.15)	**6.36** (4.05-9.54)
6-hr	**1.63** (1.36-1.95)	**2.03** (1.69-2.44)	**2.69** (2.23-3.24)	**3.24** (2.67-3.92)	**3.99** (3.16-5.12)	**4.54** (3.51-5.99)	**5.15** (3.85-7.12)	**5.90** (4.07-8.25)	**7.08** (4.65-10.3)	**8.10** (5.17-12.0)
12-hr	**2.10** (1.77-2.50)	**2.59** (2.18-3.09)	**3.40** (2.84-4.06)	**4.06** (3.37-4.88)	**4.98** (3.96-6.32)	**5.65** (4.39-7.37)	**6.39** (4.86-8.74)	**7.30** (5.05-10.1)	**8.69** (5.73-12.5)	**9.90** (6.34-14.5)
24-hr	**2.53** (2.14-2.99)	**3.14** (2.65-3.71)	**4.14** (3.48-4.92)	**4.97** (4.15-5.94)	**6.12** (4.91-7.72)	**6.96** (5.45-9.02)	**7.88** (5.96-10.7)	**9.04** (6.28-12.4)	**10.9** (7.17-15.4)	**12.4** (7.98-18.0)

Table 3.15. Data Sources & Methodologies Recommended from the Tool for the Extreme Precipitation Design Criteria

E PRECIPITATION	Design Criteria	Data Sources & Methodologies		
		Tier 3 - High Level of Effort	**Tier 2 - Average Level of Effort**	**Tier 1 - Low Level of Effort**
	Total Precipitation Depth for 24-hour Design Storms	Downscaled GCMs (from ResilientMA.org or LOCA dataset) and extreme value distribution analysis	NCA4 CSSR values and increase the NOAA Atlas 14 values by the change percentage as indicated	Atlas-14 90% of the upper 90% C.I (DEP proposed approach)
		Type II distribution to		Type II distribution

Tiers 2 and 3 incorporate climate change data that reflect future conditions

Tier 1 is the NOAA approach that reflects high historic conditions

Town of Arlington, Massachusetts

Notice of Intent: 8 Mystic Bank

Summary:
Notice of Intent: 8 Mystic Bank
Documents: 8 Mystic Bank Notice of Intent

This public hearing will consider a Notice of Intent for 8 Mystic Bank to replace decking and add stairs and a retaining wall within Bordering Land Subject to Flooding, and the Buffer Zone and Adjacent Upland Resource Area to the Bank of Lower Mystic Lake. Improvements also include in-kind replacement of existing deck materials and in-kind replacement of granite steps leading to the existing dock.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	8_Mystic_Bank_NOI.pdf	8 Mystic Bank Notice of Intent

#26374

October 5th, 2022

Arlington Conservation Commission
730 Massachusetts Avenue
Arlington, MA 02476

Re: Notice of Intent (NOI) – 8 Mystic Bank, Arlington Massachusetts

Dear Conservation Commission Members,

On behalf of Lorna Sabbia (Applicant), Hancock Associates submits this Notice of Intent (NOI) in request to permit landscaping associated with an existing single-family home within jurisdictional resource areas and associated buffer zone.

As such, we respectfully request that the Arlington Conservation Commission consider issuance of an Order of Conditions under the state Wetland Protection Act (M.G.L. Chapter 131 § 40) and under the Arlington Article 8 Wetlands Protection Bylaw to permit the scope of work described herein.

Existing Conditions and Wetland Resource Areas

The project area consists of .139 sf of land with an existing one family contemporary building built about 2001 in Arlington (identified as Map 69/Block 5/Lot 2 on Arlington Assessors Maps). The lot is bound by residential neighborhood homes along Mystic bank and is waterfront to the Mystic Lower Lake.

Prior to filing this permit an environmental constraints desktop assessment of the subject property was performed through review of MassGIS data layers, USGS 7.5-minute quadrangle maps, NRCS soil maps, aerial photography, and Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs).

Based on this review, there are no environmental sensitive resource areas such as Areas of Critical Environmental Concern, NHESP mapped Estimated or Priority Rare Species Habitats, NHESP mapped Certified or Potential Vernal Pools, Outstanding Resource Waters (ORWs), Cold Water Fisheries, Surface Water Protection Zones, or Wellhead Protection Zones on the property.

According to the USGS 7.5-minute quadrangle map, there are no mapped perennial streams within 200-feet of the subject properties.

The existing body of water that binds this property along the eastern edge is known as Lower Mystic Lake and qualifies as a Great Pond under the Massachusetts State Law, Chapter 91 Divisions of Waterways.

#26374

According to the FEMA Flood Insurance Rate Map 25017C0417E effective 06/04/2010, there is special flood hazard areas labeled as "AE Zone" with a Base Flood Elevation (BFE) at 7.24 feet (NAVD88) or 3.78 (Arlington Base) that is present along the lower slope of the project site.

The resource areas impacting activities on-site are the following:

- Bordering Land Subject to Flooding (BLSF)
- Inland Bank to Mystic Lower Lake associated with a 100-foot Buffer Zone under the WPA and local bylaw

Buffer Zones and Setback Zones

Buffer Zone is defined in 310 CRM 10.04 as *"that area of land extending 100 feet horizontally outward from the boundary of any area specified in 310 CMR 10.02(1)(a)."* Buffer Zone within the area of interest is associated with BVW and Bank.

Work within BLSF and Buffer Zone to Inland Bank fall under the jurisdiction of both the Massachusetts Wetlands Protection Act and Arlington Article 8 Wetland Protection Bylaw. The limits of inland bank broadcasts 100-foot buffer zone horizontally onto the subject property.

The existing conditions plan provided to Hancock Associates dated June 14th, 2022, prepared by Greater Boston Surveying and Engineering, and stamped by Paul Tyrell, PLS was utilized as a baseline assessment of the environmental constraints for the subject parcel. The existing Inland Bank was delineation and surveyed to be incorporated into the existing conditions plan provided.

Inland Bank associated with Mystic Lower Lake, located on the Arlington / Medford town line in Massachusetts was also delineated by others and provided to Hancock on the existing conditions plan. The Inland Bank is associated with the first observable break in topography between the water body and upland and is associated with a concrete retaining wall that extends across the property lines.

According to the NRCS Web Soil Survey, soils within the subject lot are mapped as 629C, Canton-Charlton-Urban land complex, 3 to 15 percent slopes. There were no soils information provided from the conducted delineation.

Proposed Work

The following section provides detail on the project proposed within BLSF and the 100-foot Buffer Zone to Inland Bank. Proposed construction is to include implementation of a silt fence and/or silt sock will be installed prior to any earth disturbance and shall serve as the limits of work. Where feasible the applicant and homeowner are proposing to re-use existing material on site to avoid further disturbance of the buffer zone and BLSF.

#26374

Site improvements within the Buffer Zones associated with the landscaped areas include nineteen (19) new deck stairs with 7" risers and a handrail for safe access coming down to the backyard from the existing deck, a 24" rounded fieldstone retaining wall around the existing deck which will be constructed with permeable pavers, in-kind replacement of existing deck materials and in-kind replacement of granite steps leading to the existing dock. The replacement of the 3' wide granite steps leading to the will result in a net decrease in impervious surfaces along the edge of inland bank. See **Table 1-1** for Total Project calculations below.

Table 1-1: Total Project Calculations

	EXISTING	PROPOSED	DIFFERENCE
Total	±8,038	±8,038	0
Roof	±1,541	±1,541	0
Drive	±855	±840	-15
Deck	±546	±546	0
Stone Steps	±163	±157	-6
Walls	±116	±179	63.5
Pervious Pavers	0	±155	154.8
Landscape	±4,817	±4,620	-197.3

Table 1-2: Buffer Zone Impact Calculations

	Buffer Zone to Inland Bank	Impervious	Pervious
Existing	100'	±2,660 SF	±5,378 SF
Proposed	100'	±2,717 SF	±5,321 SF
Change	100'	58	-58

Landscaping and mitigation

As part of the landscape design the applicant and homeowner propose to introduce a more native landscape within the buffer zone to inland bank and includes shrub species such as coastal sweet-pepper bush (*Clethra alnifolia,* FAC), Virginia rose (*Rosa virginiana*, FAC), common lowbush blueberry (*Vaccinium angustifolium*, FACU-) and smooth arrowwood (*Viburnum dentatum*, FAC).

Best management practices (BMP) for erosion and sedimentation control will be utilized during construction and include staked filter socks/straw wattle and erosion control blankets for the existing slope. Construction BMP's will be maintained for the duration of construction and as directed by the conservation commission agent.

Performance Standards

Bordering Land Subject to Flooding (BLSF)

There is a small portion of work associated with grade changes along the existing granite steps. According to 310 CMR 10.57, *"Bordering Land Subject to Flooding is an area with low, flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds or lakes. It extends from the banks of these waterways and water bodies; where a bordering vegetated wetland occurs, it extends from said wetland."* The city of Peabody has historically been known as a city that floods. The entire site is within this jurisdictional resource area and therefore compensatory storage has been proposed and flood storage calculations. The flood mitigation has been provided as a part of this notice of intent submittal to support alleviating the effects of the minor disturbance along the edge of the granite stairs.

Table 2-1, Compliance with Performance Standards for Bordering Land Subject to Flooding (310 CMR 10.57)

BLSF PERFORMANCE STANDARD	COMPLIANCE WITH PERFORMANCE STANDARD
Compensatory storage shall be provided for all flood storage volume that will be lost as the result of a proposed project within Bordering Land Subject to Flooding, when in the judgment of the issuing authority said loss will cause an increase or will contribute incrementally to an increase in the horizontal extent and level of flood waters during peak flows. Compensatory storage shall mean a volume not previously used for flood storage and shall be incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body. Further, with respect to waterways, such compensatory volume shall be provided within the same reach of the river, stream, or creek.	The proposed project will result in a beneficial increase in flood storage onsite from the elevation 0 through 3.78 (Arlington Base) flood stages. The HydroCAD analysis of the existing condition indicates that the site has 8,815 CF of total flood storage and in the proposed conditions area summary there will be a total of 8,825 CF. See the Compensatory Flood Storage Exhibit Plan on Sheet 3 of 3 provided as **Attachment H** for further information.
Work within Bordering Land Subject to Flooding, including that work required to provide the above-specified	The work associated with moving the existing stone steps, associated grading and landscaping will not restrict flows of

#26374

BLSF PERFORMANCE STANDARD	COMPLIANCE WITH PERFORMANCE STANDARD
compensatory storage, shall not restrict flows so as to cause an increase in flood stage or velocity.	the Mystic Lake or cause and increase in flood stage or velocity. The proposed project will create compensatory flood storage that is minimal and will not result in restricted flow or an increase in velocity.
Work in those portions of bordering land subject to flooding found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions. Except for work which would adversely affect vernal pool habitat, a project or projects on a single lot, for which Notice(s) of Intent is filed on or after November 1, 1987, that (cumulatively) alter(s) up to 10% or 5,000 square feet (whichever is less) of land in this resource area found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important wildlife habitat functions. Additional alterations beyond the above threshold, or altering vernal pool habitat, may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures contained in 310 CMR 10.60.	The project does not exceed the allowable threshold of impact to BLSF under 310 CMR 10.57. The entire site is landscaped and disturbed. In exploration and site investigation it is found not to be an effective habitat for significant, rare, or protected species, therefore this Project does not impair its capacity to provide important wildlife functionality.
(c)Protection of Rare Wildlife Species. Notwithstanding the provisions of 310 CMR 10.57(4)(a) or (b), no project may be permitted which will have any adverse effect on specified wildlife habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.59.	There are no mapped specified habitat sites of Rare Species, or Priority Habitat on the subject lots, therefore, not applicable.

Inland Bank

There is not work proposed within the Lake or Bank, however work is proposed within the 100-foot Buffer Zone. Bank is defined under 310 CMR 10.54(2)(a-c) as *"the portion of the land surface which*

normally abuts and confines a water body. It occurs between a water body and a bordering vegetated wetland and adjacent flood plain, or, in the absence of these, it occurs between a water body and an upland. A Bank may be partially or totally vegetated, or it may be comprised of exposed soil, gravel or stone. (b) The physical characteristics of a Bank, as well as its location, as described in 310 CMR 10.54(2)(a), are critical to the protection of the interests specified in 310 CMR 10.54(1). (c) The upper boundary of a Bank is the first observable break in the slope or the mean annual flood level, whichever is lower. The lower boundary of a Bank is the mean annual low flow level."

There are no regulatory performance standards for the 100-foot Buffer Zone to Inland Bank under 310 CMR 10.00. The scope of work proposed has been designed to meet the regulatory standards for work within the 100-foot Buffer Zone of the Inland Bank. With BMPs for wetland protection during construction and permanent stabilization of alterations within the buffer zone following construction, we anticipate that there will be no adverse impact to Inland Bank (See Table 2-2, Compliance with Performance Standards for Bank (Naturally Occurring Banks and beaches) (310. CMR. 10.54).

Table 2-2, Compliance with Performance Standards for Bank (Naturally Occurring Banks and beaches) (310. CMR. 10.54)

BANK PERFORMANCE STANDARD	COMPLIANCE WITH PERFORMANCE STANDARD
(a) Where the presumption set forth in 310 CMR 10.54(3) is not overcome, any proposed work on a Bank shall not impair the following:	
1. the physical stability of the Bank;	The entire portion of Inland Bank will not be permanently altered in any way. Work proposed within 100' Buffer to Inland Bank will not alter or impact the physical stability of the resource area and its existing conditions.
2. the water carrying capacity of the existing channel within the Bank;	No water carrying capacity will be changed or altered during construction. The unnamed pond is not proposed to be impacted.
3. ground water and surface water quality;	Not applicable.
4. the capacity of the Bank to provide breeding habitat, escape cover and food for fisheries;	There is no proposed work on or within the bank., therefore, not applicable.
5. the capacity of the Bank to provide important wildlife habitat functions. A project or projects on a single lot, for which Notice(s) of Intent is filed on or after November 1, 1987, that (cumulatively) alter(s) up to 10% or 50 feet (whichever is less) of the length	Not applicable

#26374

BANK PERFORMANCE STANDARD	COMPLIANCE WITH PERFORMANCE STANDARD
of the bank found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important wildlife habitat functions. In the case of a bank of a river or an intermittent stream, the impact shall be measured on each side of the stream or river. Additional alterations beyond the above threshold may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures contained in 310 CMR 10.60.	
6. Work on a stream crossing shall be presumed to meet the performance standard set forth in 310 CMR 10.54(4)(a) provided the work is performed in compliance with the Massachusetts Stream Crossing Standards by consisting of a span or embedded culvert in which, at a minimum, the bottom of a span structure or the upper surface of an embedded culvert is above the elevation of the top of the bank, and the structure spans the channel width by a minimum of 1.2 times the bankfull width. This presumption is rebuttable and may be overcome by the submittal of credible evidence from a competent source. Notwithstanding the requirement of 310 CMR 10.54(4)(a)5., the impact on bank caused by the installation of a stream crossing is exempt from the requirement to perform a habitat evaluation in accordance with the procedures contained in 310 CMR 10.60.	Not applicable
(b) Notwithstanding the provisions of 310 CMR 10.54(4)(a), structures may be permitted in or on a Bank when required to prevent flood damage to facilities, buildings and roads constructed prior to the effective date of 310 CMR 10.51 through 10.60 or constructed pursuant to a Notice of Intent filed prior to the effective date of 310 CMR 10.51 through 10.60 (April 1, 1983), including the renovation or	

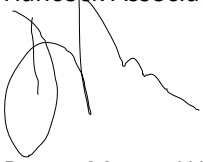
#26374

BANK PERFORMANCE STANDARD	COMPLIANCE WITH PERFORMANCE STANDARD
reconstruction (but not substantial enlargement) of such facilities, buildings and roads, provided that the following requirements are met:	
1. The proposed protective structure, renovation or reconstruction is designed and constructed using best practical measures so as to minimize adverse effects on the characteristics and functions of the resource area;	Not applicable
2. The applicant demonstrates that there is no reasonable method of protecting, renovating or rebuilding the facility in question other than the one proposed.	Not applicable
(c) Notwithstanding the provisions of 310 CMR 10.54(4)(a) or (b), no project may be permitted which will have any adverse effect on specified habitat sites of Rare Species, as identified by procedures established under 310 CMR 10.59.	There are no mapped specified habitat sites of Rare Species, or Priority Habitat on the subject lots, therefore, not applicable.

Conclusion

As described herein, we believe the scope of work proposed has been designed to meet the performance standards for work within BLSF and the buffer zone to Inland Bank. With standard Best Management Practices (BMPs) for erosion and sediment control during construction, we believe the project will not result in any adverse impacts to the wetland resource areas. As such, we respectfully request that the Commission consider issuance of an Orders of Conditions permit to allow the scope of work described herein. Thank you for your consideration in this matter.

Regards,
Hancock Associates on behalf of Lorna Sabbia



Devon Morse, WPIT
Project Manager / Wetland Scientist

cc: **MassDEP Northeast Regional Office (via EDEP)**
Lorna Sabbia (email)
CBA Landscape (email)

#26374

Attachments:

A – WPA Form 3 (EDEP Filing)
B – Figures
C – Filing Fees
D – Abutter Notification
E – Municipal Documents
F – Site Photographs
G – Architectural Plans prepared by CBA Landscape Architects LLC
H – Permit Site Plan Set prepared by Hancock Associates
I – Existing Conditions Plan prepared by Greater Boston Surveying and Engineering

Attachment A EDEP (copy)

Massachusetts Department of Environmental Protection

eDEP Transaction Copy

Here is the file you requested for your records.

To retain a copy of this file you must save and/or print.

Username:	**DEVONMORSE**
Transaction ID:	**1433261**
Document:	**WPA Form 3 - NOI**
Size of File:	**248.72K**
Status of Transaction:	**In Process**
Date and Time Created:	**10/5/2022:9:37:54 AM**

Note: This file only includes forms that were part of your transaction as of the date and time indicated above. If you need a more current copy of your transaction, return to eDEP and select to “Download a Copy” from the Current Submittals page.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Intent
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1433261
City/Town:ARLINGTON

A.General Information

1. Project Location:

a. Street Address	8 MYSTIC BANK		
b. City/Town	ARLINGTON	c. Zip Code	02474
d. Latitude	42.42346N	e. Longitude	71.14970W
f. Map/Plat #	69	g.Parcel/Lot #	2

2. Applicant:

☑ Individual ☐ Organization

a. First Name	LORNA		b.Last Name	SABBIA	
c. Organization					
d. Mailing Address	8 MYSTIC BANK				
e. City/Town	ARLINGTON	f. State	MA	g. Zip Code	02474
h. Phone Number	617-699-6809	i. Fax		j. Email	sabe1017@yahoo.com

3.Property Owner:

☐ more than one owner

a. First Name	LORNA		b. Last Name	SABBIA	
c. Organization					
d. Mailing Address	8 MYSTIC BANK				
e. City/Town	ARLINGTON	f.State	MA	g. Zip Code	02474
h. Phone Number	617-699-6809	i. Fax		j.Email	sabe1017@yahoo.com

4.Representative:

a. First Name			b. Last Name		
c. Organization	HANCOCK ASSOCIATES				
d. Mailing Address	121 E BERKELEY STREET, 4TH FLOOR				
e. City/Town	BOSTON	f. State	MA	g. Zip Code	02118
h.Phone Number	978-777-3050	i.Fax		j.Email	dmorse@hancockassociates.com

5.Total WPA Fee Paid (Automatically inserted from NOI Wetland Fee Transmittal Form):

a.Total Fee Paid	550.00	b.State Fee Paid	262.50	c.City/Town Fee Paid	287.50

6.General Project Description:

TO PERMIT WORK ASSOCIATED WITH A DECK AND LANDSCAPING TO A SINGLE-FAMILY PROPERTY WITHIN JURISDICTIONAL RESOURCE AREAS AND/OR ASSOCIATED BUFFER ZONE.

7a.Project Type:

1. ☑ Single Family Home	2. ☐ Residential Subdivision
3. ☐ Limited Project Driveway Crossing	4. ☐ Commercial/Industrial
5. ☐ Dock/Pier	6. ☐ Utilities
7. ☐ Coastal Engineering Structure	8. ☐ Agriculture (eg., cranberries, forestry)
9. ☐ Transportation	10. ☐ Other

7b.Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310

CMR 10.53 (inland)?

1. ☐ Yes ☑ No If yes, describe which limited project applies to this project:
2. Limited Project

8.Property recorded at the Registry of Deeds for:

a.County:	b.Certificate:	c.Book:	d.Page:
SOUTHERN MIDDLESEX		49585	470

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

1.Buffer Zone & Resource Area Impacts (temporary & permanent):

☐ This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2.Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land under Waterbodies and Waterways	1. Square feet	2. square feet
	3. cubic yards dredged	
d. ☑ Bordering Land Subject to Flooding	526 1. square feet 0 3. cubic feet of flood storage lost	2. square feet 10 4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced

f. ☐ Riverfront Area

1. Name of Waterway (if any)

2. Width of Riverfront Area (check one)

☐ 25 ft. - Designated Densely Developed Areas only
☐ 100 ft. - New agricultural projects only
☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project

square feet

4. Proposed Alteration of the Riverfront Area:

a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☐ Yes ☐ No

3.Coastal Resource Areas: (See 310 CMR 10.25 - 10.35)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Designated Port Areas	Indicate size under	Land under the ocean below,
b. ☐ Land Under the Ocean	1. square feet 2. cubic yards dredged	
c. ☐ Barrier Beaches	Indicate size under Coastal Beaches and/or Coatstal Dunes, below	
d. ☐ Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. ☐ Coastal Dunes	1. square feet	2. cubic yards dune nourishment
f. ☐ Coastal Banks	1. linear feet	
g. ☐ Rocky Intertidal Shores	1. square feet	
h. ☐ Salt Marshes	1. square feet	2. sq ft restoration, rehab, crea.
i. ☐ Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. ☐ Land Subject to Coastal Storm Flowage	1. square feet	

4.Restoration/Enhancement

☐ Restoration/Replacement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please entered the additional amount here.

a. square feet of BVW b. square feet of Salt Marsh

5.Projects Involves Stream Crossings

☐ Project Involves Streams Crossings

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage of Endangered Species program (NHESP)?

a. ☐ Yes ☑ No

If yes, include proof of mailing or hand delivery of NOI to:
Natural Heritage and Endangered Species
Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

b. Date of map:MASSMAPPER/SEPTEMBER2022

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)....

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

1.☐ Percentage/acreage of property to be altered:

(a) within Wetland Resource Area — percentage/acreage

(b) outside Resource Area — percentage/acreage

2.☐ Assessor's Map or right-of-way plan of site

3.☐ Project plans for entire project site, including wetland resource areas and areas outside of wetland jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

a.☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

b.☐ Photographs representative of the site

c.☐ MESA filing fee (fee information available at: http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html)
Make check payable to "Natural Heritage & Endangered Species Fund" and **mail to NHESP** at above address

*Projects altering **10 or more acres** of land, also submit:*

d.☐ Vegetation cover type map of site

e.☐ Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following

1.☐ Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.☐ Separate MESA review ongoing.

a. NHESP Tracking Number

b. Date submitted to NHESP

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

2. For coastal projects only, is any portion of the proposed project located below the mean high waterline or in a fish run?
a. ☑ Not applicable - project is in inland resource area only
b. ☐ Yes ☐ No

If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island, and the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

If yes, it may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. ☐ Yes ☑ No

If yes, provide name of ACEC (see instructions to WPA Form 3 or DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
a. ☐ Yes ☑ No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L.c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L.c. 130, § 105)?
a. ☐ Yes ☑ No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
a. ☐ Yes, Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol.2, Chapter 3)
2. ☐ A portion of the site constitutes redevelopment
3. ☐ Proprietary BMPs are included in the Stormwater Management System

b. ☑ No, Explain why the project is exempt:
1. ☑ Single Family Home

2. ☐ Emergency Road Repair

3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department by regular mail delivery.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the
☑ Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland
☑ [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s).
☐ Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4. List the titles and dates for all plans and other materials submitted with this NOI.
☑

a. Plan Title:	b. Plan Prepared By:	c. Plan Signed/Stamped By:	c. Revised Final Date:	e. Scale:
SABBIA RESIDENCE PROPOSED LANDSCAPE PLANS	CBA LANDSCAPE ARCHITECTS LLC	KAILA BACHMAN, LA	10/05/2022	1/8" = 1'
PLAN OF LAND	GREATER BOSTON SURVEYING AND ENGINEERING	PAUL J. TYRELL, PLS	06/14/2022	1" = 10'
PERMIT SITE PLAN	HANCOCK ASSOCIATES	DAVID WHITE, PE.	10/05/2022	1" = 10'

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
☐

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
☐

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
☐

8. Attach NOI Wetland Fee Transmittal Form.
☑

9. Attach Stormwater Report, if needed.
☐

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number	3. Check date
4. State Check Number	5. Check date
6. Payer name on check: First Name	7. Payer name on check: Last Name

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

Lorna Sabbia	10/5/2022
1. Signature of Applicant	2. Date
3. Signature of Property Owner(if different)	4. Date
Devon Morse	10/5/2022
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in Section C, Items 1-3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Wetland FeeTransmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1433261
City/Town:ARLINGTON

A. Applicant Information

1. Applicant:

a. First Name	LORNA		b.Last Name	SABBIA	
c. Organization					
d. Mailing Address	8 MYSTIC BANK				
e. City/Town	ARLINGTON	f. State	MA	g. Zip Code	02474
h. Phone Number	6176996809	i. Fax		j. Email	sabe1017@yahoo.com

2.Property Owner:(if different)

a. First Name	LORNA		b. Last Name	SABBIA	
c. Organization					
d. Mailing Address	8 MYSTIC BANK				
e. City/Town	ARLINGTON	f.State	MA	g. Zip Code	02474
h. Phone Number	6176996809	i. Fax		j.Email	sabe1017@yahoo.com

3. Project Location:

a. Street Address	8 MYSTIC BANK	b. City/Town	ARLINGTON

Are you exempted from Fee? ☐ (YOU HAVE SELECTED 'NO')

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than $100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
A.) WORK ON SINGLE FAMILY LOT; ADDITION, POOL, ETC.;	5	110.00		550.00

City/Town share of filling fee	State share of filing fee	Total Project Fee
$287.50	$262.50	$550.00

Attachment B Figures

500 0 1000 2000 3000 METERS

1000 0 1000 2000 3000 4000 6000 8000 10000 FEET

USGS QUADRANGLE(s): BOSTON NORTH, MASSACHUSETTS

Source: Topographic Quadrangle(s) provided by Maptech, Inc.

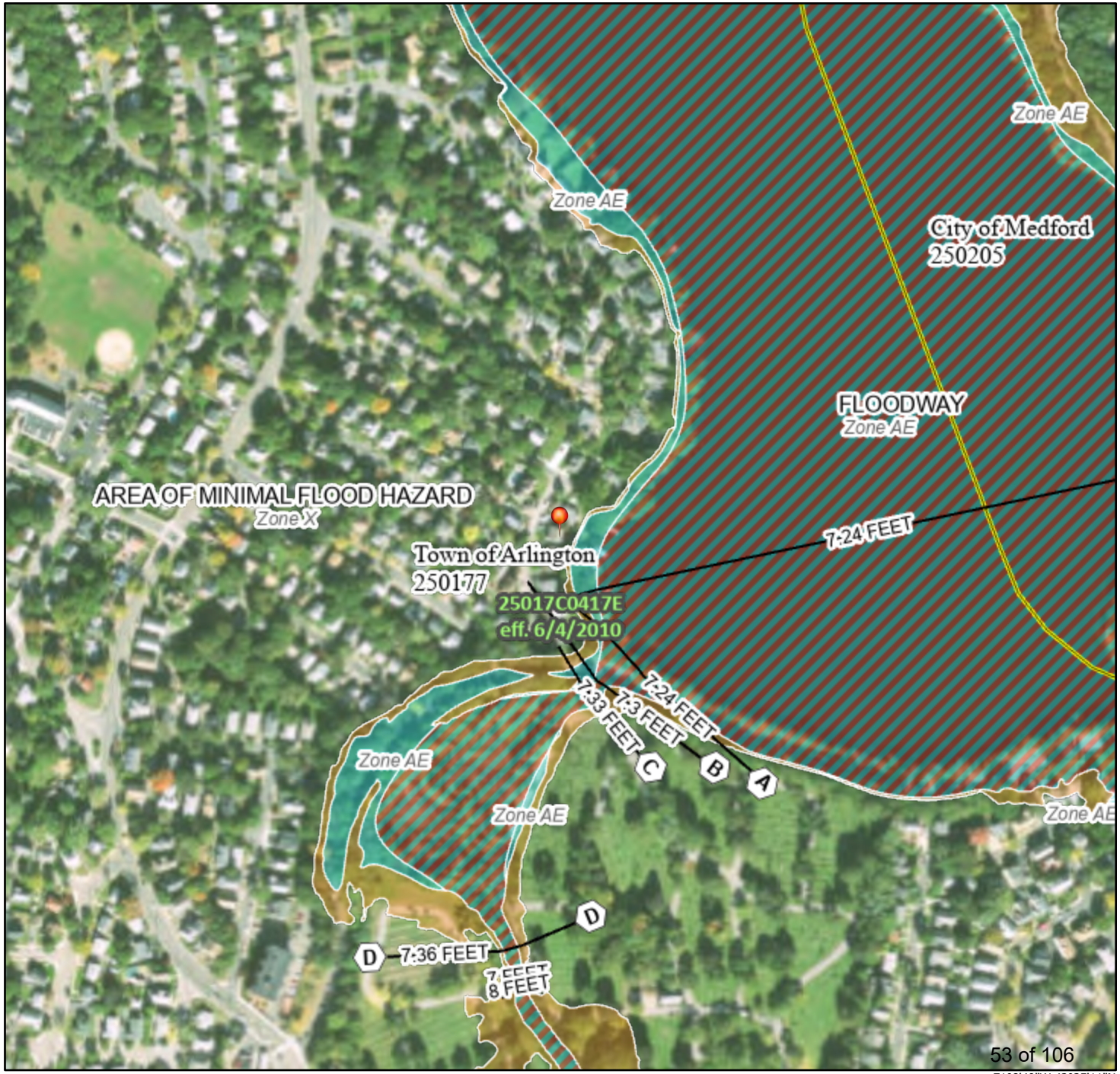
HANCOCK ASSOCIATES 185 CENTRE STREET, DANVERS, MA. 01923 VOICE (978) 777-3050, FAX (978) 774-7816	Project Title: 8 Mystic Bank Location: Arlington, MA Plan Title: USGS Plan	Project #: 26374 Date: Oct. 5, 2022 Scale: 1" = 2000'	FIGURE: 1 52 of 106

File Name: 26374-USGS-Locus Map.dwg Saved 10/4/2022 11:48 AM Plotted: Oct 04, 2022 11:48:55am Tab: 8x11P-USGS Plot Style: 1050C.ctb Plotted By: David T. White

National Flood Hazard Layer FIRMette

FEMA

71°9'18"W 42°25'38"N



71°8'40"W 42°25'11"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

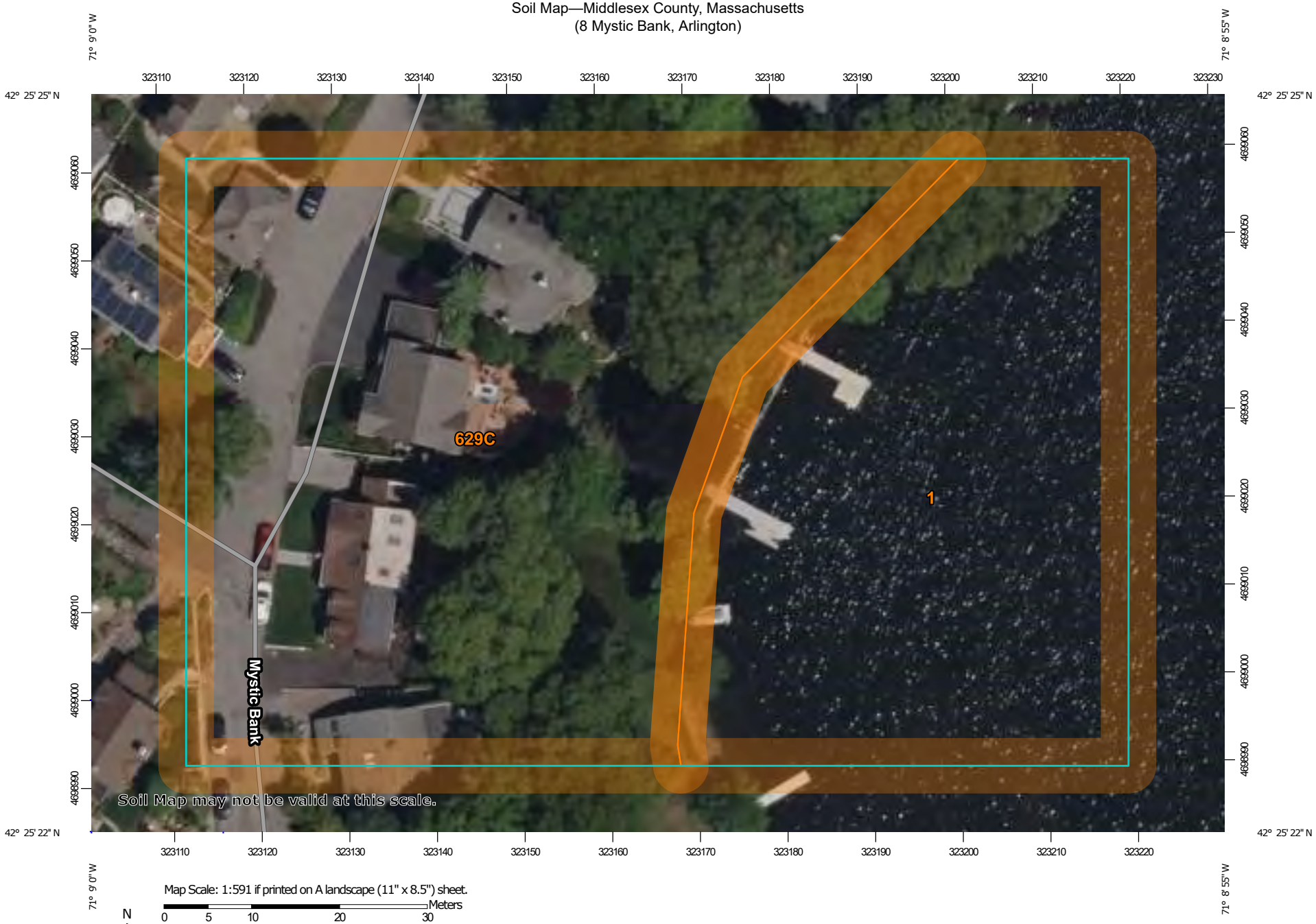
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/3/2022 at 4:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Soil Map—Middlesex County, Massachusetts
(8 Mystic Bank, Arlington)



Map Scale: 1:591 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 25 50 100 150

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Middlesex County, Massachusetts
Survey Area Data: Version 21, Sep 2, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

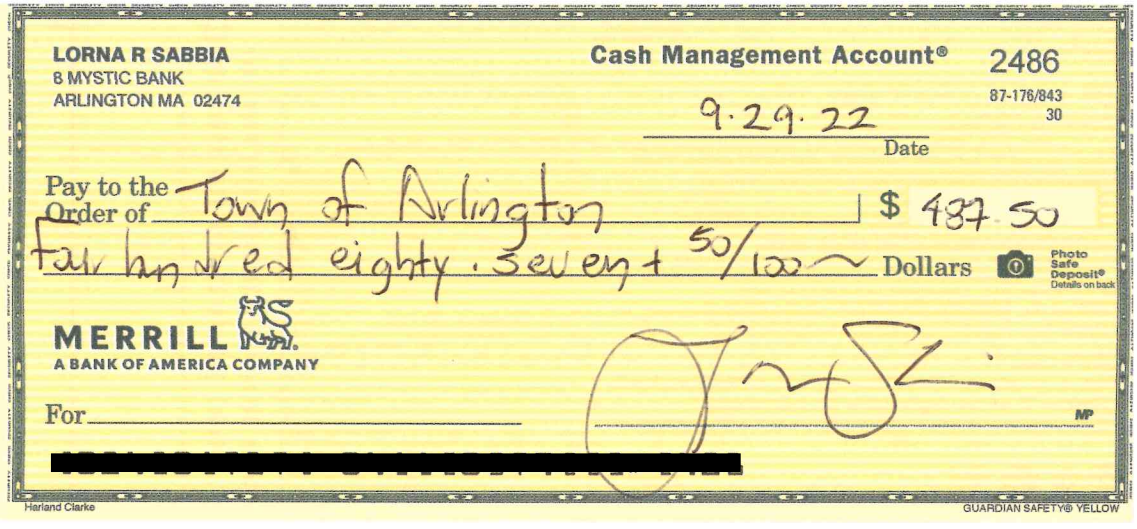
Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Water	0.7	39.9%
629C	Canton-Charlton-Urban land complex, 3 to 15 percent slopes	1.1	60.1%
Totals for Area of Interest		**1.8**	**100.0%**

Attachment C Filing Fees



LORNA R SABBIA
8 MYSTIC BANK
ARLINGTON MA 02474

Cash Management Account®

2486

87-176/843
30

9.29.22
Date

Pay to the Order of Town of Arlington $ 487.50

Four hundred eighty-seven + 50/100 ~ Dollars

Photo Safe Deposit® Details on back

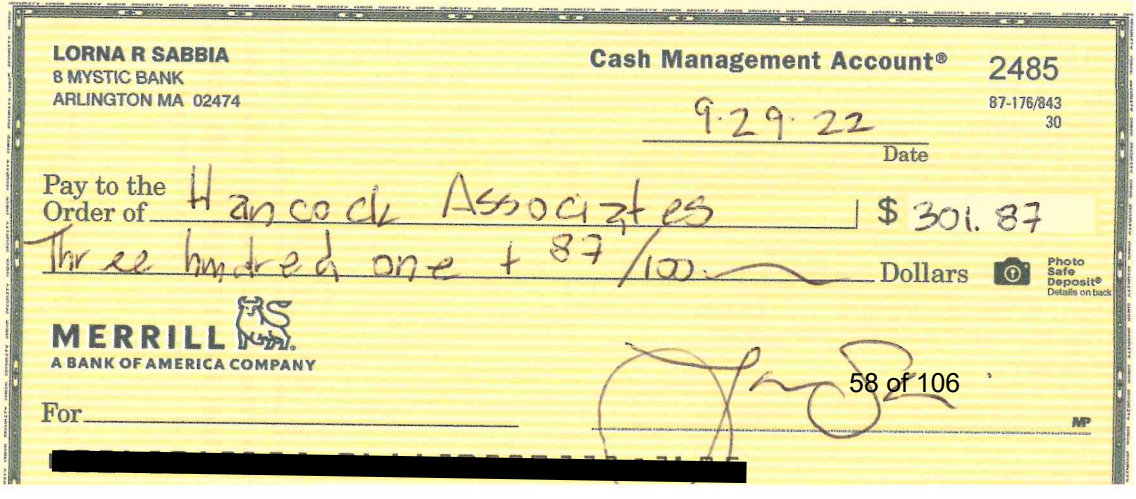
MERRILL
A BANK OF AMERICA COMPANY

For [redacted]

MP

Harland Clarke

GUARDIAN SAFETY® YELLOW



LORNA R SABBIA
8 MYSTIC BANK
ARLINGTON MA 02474

Cash Management Account®

2485

87-176/843
30

9.29.22
Date

Pay to the Order of Hancock Associates $ 301.87

Three hundred one + 87/100 ~ Dollars

Photo Safe Deposit® Details on back

MERRILL
A BANK OF AMERICA COMPANY

For [redacted]

MP

MassDEP's Online Filing System

Receipt

Summary/Receipt

print receipt Exit

Your submission is complete. Thank you for using DEP's online reporting system. You can select "My eDEP" to see a list of your transactions.

DEP Transaction ID: 1433261
Date and Time Submitted: 10/5/2022 9:35:49 AM
Other Email :

Form Name: WPA Form 3 - NOI

Project Location
City/Town Name: ARLINGTON
location: 8 MYSTIC BANK
General Description: TO PERMIT WORK ASSOCIATED WITH A DECK AND LANDSCAPING TO A SINGLE-FAMILY PROPERTY WITHIN JURISDICTIONAL RESOURCE AREAS AND/OR ASSOCIATED BUFFER ZONE.

Applicant Information
Name: LORNA SABBIA
Company
Address: 8 MYSTIC BANK, ARLINGTON, MA, 02474

Payment Information
Your fee for the state share is $: 262.50

If you have paid by credit card or ACH, thank you for your payment. If you are paying by check or money order, please send your check (payable to the Commonwealth of Massachusetts) to MassDEP, Box 4062, Boston, MA 02211

Additional Forms Submitted
WPA Form 3 - NOI (Fee Transmittal)(ONLINE ONLY)

Ancillary Document Uploaded/Mailed
20220920_11491011258_4_Soil_Map
3 8 Mystic Park-Survey by GBSE 7-6-2022
4 8 Mystic Park-USGS-Locus Map
8 MysticBank_AbuttersList
Abutter notification form
Arlington FEMA Map
FEMA Map
Landscape Plans
Permit Site Plans
Project Narrative
Site Photos
copy of checks

My eDEP

MassDEP Home | Contact | Privacy Policy

HANCOCK ASSOCIATES

Attachment D Abutter Notification

Office of the
Board of Assessors
Robbins Memorial Town Hall
Arlington, MA 02476
(781) 316-3050
Assessors@town.arlington.ma.us

Abutters List
Date: September 12, 2022

Subject Property Address: 8 MYSTIC BANK Arlington, MA
Subject Property ID: 69-5-2

Search Distance: 100 Feet

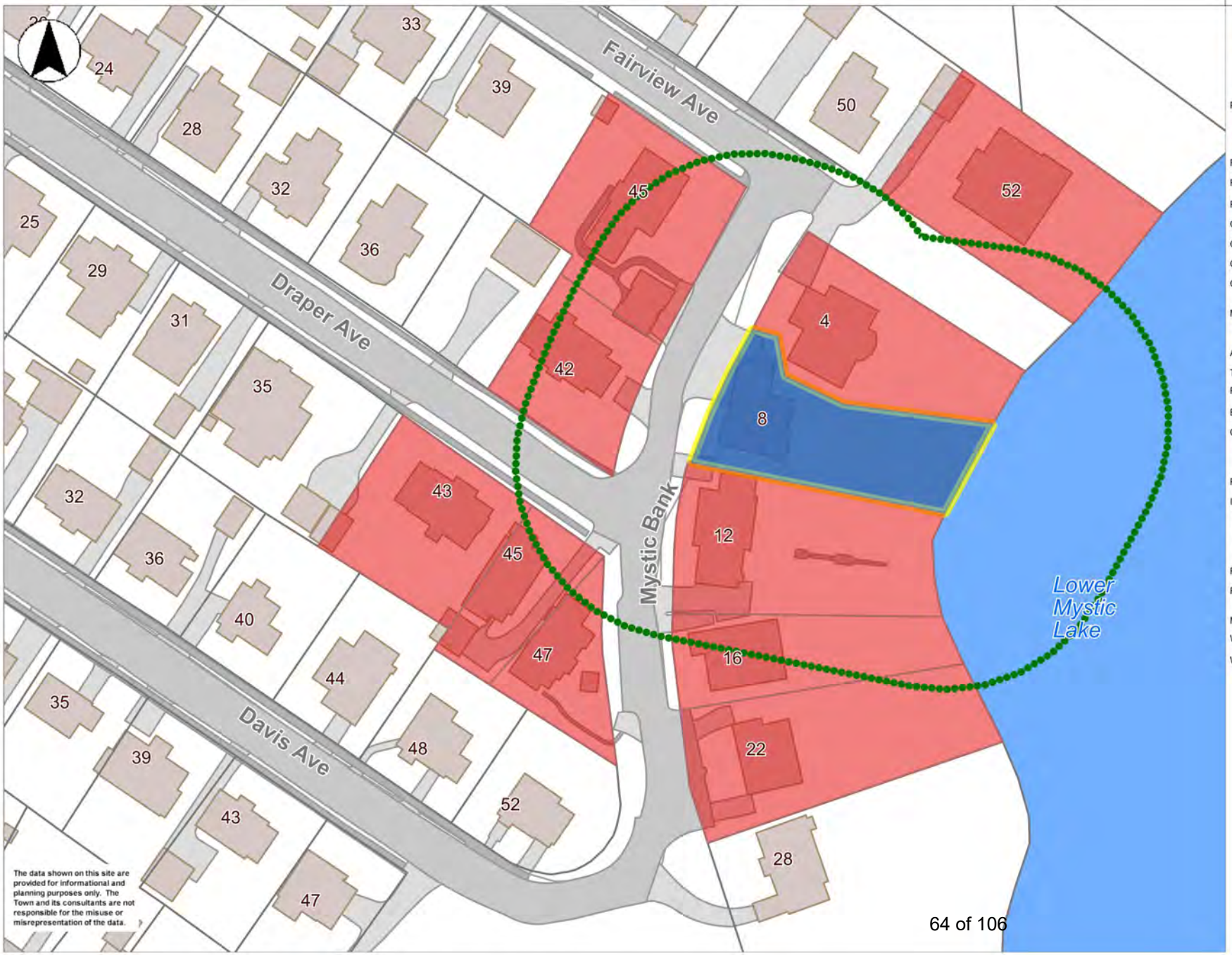
The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters within 100 feet of the property lines, of subject property.

BOARD OF ASSESSORS
TOWN HALL
ARLINGTON, MA 02476

Board of Assessors

ABUTTERS LIST
Date: September 12, 2022
Subject Property Location: 8 MYSTIC BANK Arlington, MA
Subject Property ID: 69-5-2
Search Distance: 100 Feet

				Mailing Address			
Parcel ID	**Property Location**	**Owner 1**	**Owner 2**	**Street Address**	**City/Town**	**State**	**Zip**
69-5-2	**8 MYSTIC BANK**	**SABBIA LORNA R**		**8 MYSTIC BANK**	**ARLINGTON**	**MA**	**02474**
69-1-14	52 FAIRVIEW AVE	DEEMYS GEORGE A		52 FAIRVIEW AVE	ARLINGTON	MA	02474
69-2-10	45 FAIRVIEW AVE	TRVALIK BRUCE G & MARY B		45 FAIRVIEW AVE	ARLINGTON	MA	02474
69-2-11	42 DRAPER AVE	PIERCE JUDSON L/LAURA		42 DRAPER AVE	ARLINGTON	MA	02474
69-3-10	43 DRAPER AVE	WRIGHT CURTIS &	WRIGHT LISA WATRAS	43 DRAPER AVE	ARLINGTON	MA	02474
69-3-11	45 DRAPER AVE	LORDAN REGINA M		45 DRAPER AVE	ARLINGTON	MA	02474
69-3-12	47 DRAPER AVE	GALLO MICHAEL/BEVERLY GALLO		47 DRAPER AVE	ARLINGTON	MA	02474
69-5-1	4 MYSTIC BANK	SANDERS KATHY/SALERNO MELINA	TRS/THE SANDERNO TRUST	4 MYSTIC BANK	ARLINGTON	MA	02474
69-5-3.A	12 MYSTIC BANK	WOOLKALIS BRANDON A &	BOLESKY KARA E	12 MYSTIC BANK	ARLINGTON	MA	02474
69-5-4.A	16 MYSTIC BANK	WOOLKALIS BRANDON A	BOLESKY KARA E	12 MYSTIC BANK	ARLINGTON	MA	02474
69-5-5	22 MYSTIC BANK	RYAN M KERRY		22 MYSTIC BANK	ARLINGTON	MA	02474



0 100 200 ft

Printed on 09/12/2022 at 10:16 AM

Abutter Notification

Notification to Abutters Under the Massachusetts Wetlands Protection Act And Arlington Wetlands Protection Bylaw

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the Arlington Wetlands Protection Bylaw, you are hereby notified of the following:

The Conservation Commission will hold a virtual public meeting using Zoom, on *20th, October 2022,* at 7:00 PM in accordance with the provisions of the Mass. Wetlands Protection Act (M.G.L. Ch. 131, s. 40, as amended), the Town of Arlington Bylaws Article 8, Bylaw for Wetland Protection, and in accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, for a Notice of Intent from *Lorna Sabbia*, for *associated landscaping* at *8 Mystic Bank,* within *100 feet of a wetland OR 200 feet of a Riverfront OR a floodplain*, on Assessor's Property Map/s #69 Lot/s #2. Please refer to the Commission's online meeting agenda for specific Zoom meeting access information.

A copy of the application and accompanying plans are available by request by contacting the Arlington Conservation Agent at 781-316-3229 or mmuszynski@town.arlington.ma.us. For more information call the *consultant at (978) 777-3050* or the Arlington Conservation Commission at 781-316-3229, or the DEP Northeast Regional Office at 978-694-3200.

NOTE: Notice of the Public Hearing will be published at least five (5) business days in advance in *The Arlington Advocate* and will also be posted at least 48 hours in advance on the Arlington Town Hall website.

****

The meeting information for your hearing is:

Date: **Thursday, October 20, 2022**

Time: **7:00 PM**

(Conducted by Remote Participation)

Attachment E Municipal Documents

Bylaw Filing Fees and Transmittal Form

Rules:

1.Fees are payable at the time of filing the application and are non-refundable.
2.Fees shall be calculated per schedule below.
3.Town, County, State, and Federal Projects are exempt from fees.
4.These fees are in addition to the fees paid under M.G.L. Ch. 131, s.40 (ACT).

Fee Schedule (ACC approved 1/8/15):

$	No./Area	Category
		(R1) RDA- $150 local fee, no state fee
$200.00	1	**(N1) Minor Project** - $200 (house addition, tennis court, swimming pool, utility work, work in/on/or affecting any body of water, wetland or floodplain).
		(N2) Single Family Dwelling - $600
		(N3) Multiple Dwelling Structures - $600 + $100 per unit all or part of which lies within 100 feet of wetlands or within land subject to flooding.
		(N4) Commercial, Industrial, and Institutional Projects - $800 + 50¢/s.f. wetland disturbed; 2¢/s.f. land subject to flooding or buffer zone disturbed.
		(N5) Subdivisions - $600 + $4/l.f. feet of roadway sideline within 100 ft. of wetlands or within land subject to flooding.
		(N6) Other Fees - copies, printouts; per public records law
		(N7) Minor Project Change - $50
		(N8) Work on Docks, Piers, Revetments, Dikes, etc - $4 per linear foot
		(N9) Resource Boundary Delineation (ANRAD) - $1 per linear foot
		(N10) Certificate of Compliance (COC or PCOC) - No charge if before expiration of Order, $200 if after that date.
		(N11) Amendments - $300 or 50% of original local filing fee, whichever is less.
		(N12) Extensions -
		a. Single family dwelling or minor project - $100.
		b. Other - $150.
		(N13) Consultant Fee -per estimate from consultant
	TOTAL	$200.00

Note: Submit this form along with the forms submitted for the ACT - the "Wetlands Filing Fee Calculations Worksheet," and the "Notice of Intent Fee Transmittal Form."

Legal Notice Charge Authorization

DATE:

TO: legals@wickedlocal.com

I hereby authorize Community Newspapers to bill me directly for the legal notice to be published in the Arlington Advocate newspaper on _____ for a public hearing with the Arlington Conservation Commission to review a project at the following location:
8 Mystic Bank,

Thank you.

Signed: _____

Send bill to:
LORNA SABBA (Address)
8 MYSTIC BANK
ARLINGTON MA 02474
617.699.6809 (Phone)

Affidavit of Service

(Please return to Conservation Commission)

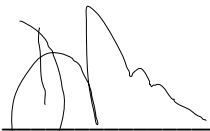
I, Devon Morse , being duly sworn, do hereby state as follows: on 10/05/2022, I mailed a "Notification to Abutters" in compliance with the second paragraph of Massachusetts General Laws, Chapter 131, s.40, the DEP Guide to Abutter Notification dated April 8, l994, and the Arlington Wetlands Protection Bylaw, Title V, Article 8 of the Town of Arlington Bylaws in connection with the following matter:

[Brief description of work and address of work.]

To permit landscaping, grading and associated work at a single-family home within jurisdictional wetland resource areas and associated buffer zone under the WPA and local bylaw.

The form of the notification, and a list of the abutters to whom it was provided and their addresses, are attached to this Affidavit of Service.

Signed under the pains and penalties of perjury, this 05 day of October.



Name

Attachment F Site Photographs

Photo #1: General View of Existing Project Site from deck facing southwest towards Mystic Lake.

Photo #2: General view of Existing decks and stairs facing west towards existing home.

Photo #3: General view of existing material below the deck facing west.

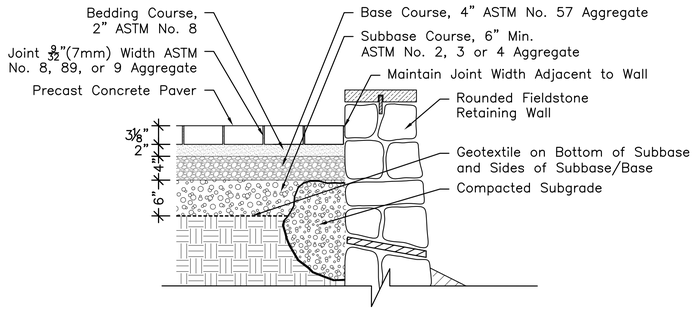
Photo #4: General view from bottom of slope, photo includes existing granite steps facing west

Photo #5: General View of existing backyard, including vegetation density and fence line.

Photo #6: General View of existing inland bank to Mystic Lake along property lines. Photo includes steps, concrete retaining wall, existing dock and 6' wide perimeter fence line facing East and was taken by others on August 12, 2022.

HANCOCK ASSOCIATES

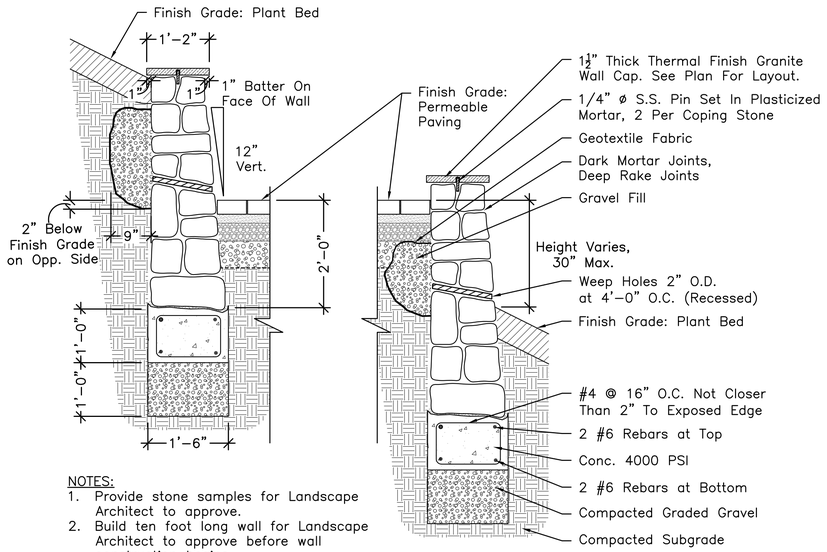
Attachment G Landscape Architectural Plans



NOTES:
1. Pavers to be Blu 80 Smooth Pavers by Techo-Bloc (T:1-877.832.4625).
2. Provide Manufacturer's information for approval. Color to be Chestnut Brown.
3. Lay pavers in patterns shown on plan.
4. Contractor to confirm infiltration rate of existing soils and notify Landscape Architect before beginning paving work.

1 PERMEABLE PAVING

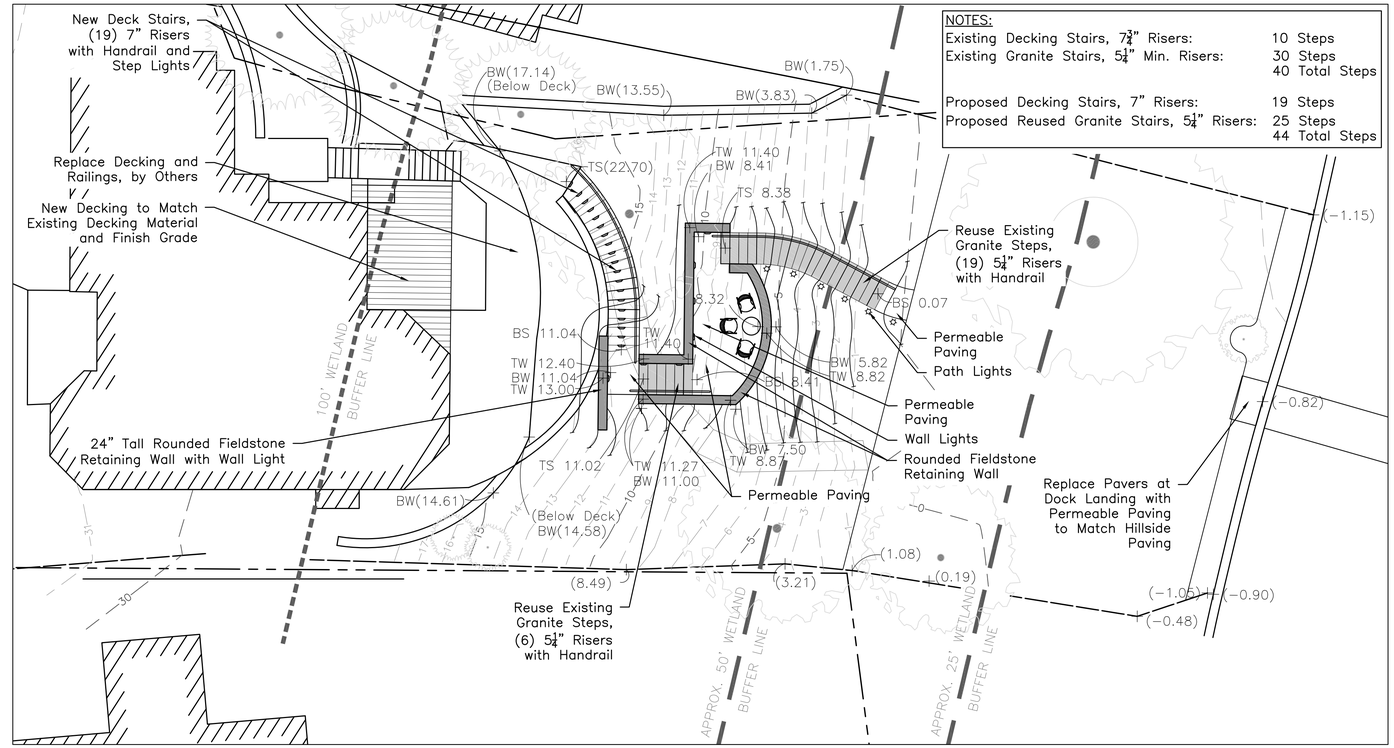
Scale: 1" = 1'-0"



NOTES:
1. Provide stone samples for Landscape Architect to approve.
2. Build ten foot long wall for Landscape Architect to approve before wall construction begins.
3. Joints shall be dark mortar and deep raked. Joints to be 3/4" maximum width at wall's exposed face.
4. Weep holes shall be 2" ø @ 4'-0" O.C. (recessed).

2 ROUNDED FIELDSTONE RETAINING WALL

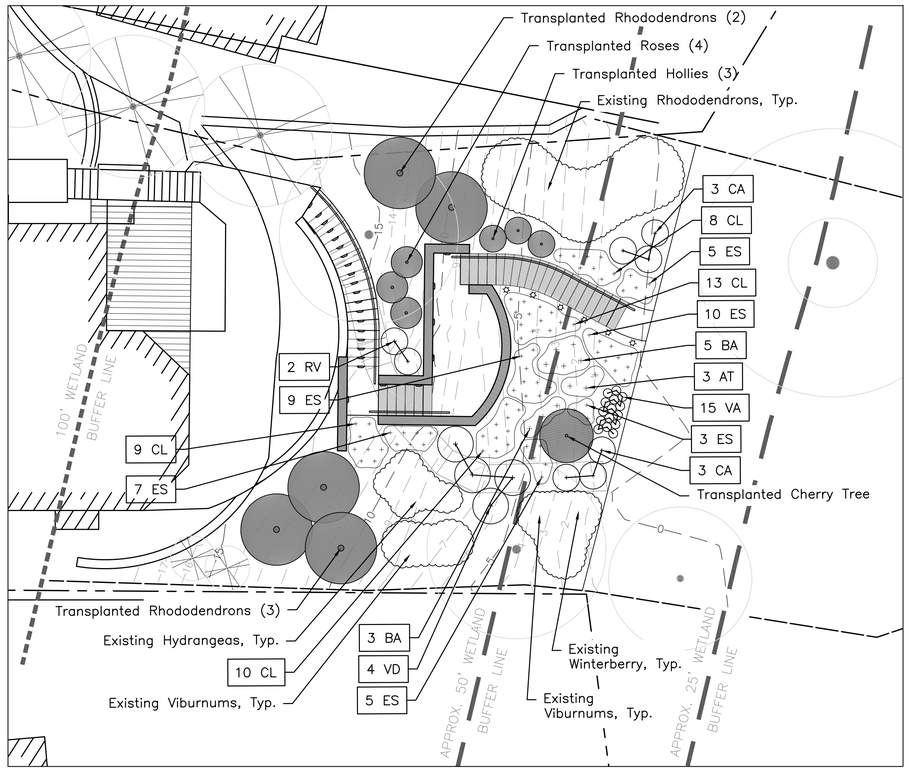
Scale: 3/4" = 1'-0"



NOTES:

Existing Decking Stairs, 7¾" Risers:	10 Steps
Existing Granite Stairs, 5¼" Min. Risers:	30 Steps
	40 Total Steps
Proposed Decking Stairs, 7" Risers:	19 Steps
Proposed Reused Granite Stairs, 5¼" Risers:	25 Steps
	44 Total Steps

MATERIALS AND GRADING PLAN



PLANTING PLAN

0 5 10 20 30 40'

PLANTING LIST:

SHRUBS

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CA	6	Clethra alnifolia 'Hummingbird'	Sweet Pepperbush	24-30" High & Wide
RV	2	Rosa virginiana	Virginia Rose	24-30" High & Wide
VA	15	Vaccinium angustifolium	Lowbush Blueberry	12" High & Wide
VD	4	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	30-36" High & Wide

PERENNIALS & GROUNDCOVERS

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AT	3	Amsonia tabernaemontana	Eastern Bluestar	#1 Pot, 24" O.C.
BA	8	Baptisia australis var. minor	Dwarf False Indigo	#1 Pot, 24" O.C.
CL	40	Chasmanthium latifolium	Northern Sea Oats	#1 Pot, 18" O.C.
ES	39	Eragrostis spectabilis	Purple Lovegrass	#1 Pot, 18" O.C.

PLANTING KEY:

Perennials

Shrubs

Transplanted Existing Shrubs

Existing Shrubs

CBA | Landscape Architects LLC
24 THORNDIKE STREET | CAMBRIDGE MA 02141
phone 617.945.9760 | www.cbaland.com | cba@cbaland.com
landscape architecture
urban design
master planning

SABBIA RESIDENCE

Arlington, MA

Proposed Landscape Plans

DATE: 10-05-2022
SCALE: 1/8" = 1' - 0"
FILE: Sabbia-Base.dwg
DWN BY: EAT
CKD BY: KAB
PROJ. # : 2220

COMMONWEALTH OF MASSACHUSETTS KALA A. BACHMAN REGISTERED LANDSCAPE ARCHITECT NO. 3036

L-1

HANCOCK
ASSOCIATES

Attachment H Permit Site Plans

GENERAL NOTES

1. LIMITS OF INLAND BANK REFERENCED FROM SURVEY BY GREATER BOSTON SURVEYING AND ENGINEERING.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
3. CONTRACTOR SHALL FURNISH CONSTRUCTION LAYOUT OF SITE IMPROVEMENTS. THIS WORK SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR.
4. SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL SITE CONSTRUCTION SHALL COMPLY WITH THE ARLINGTON DEPARTMENT OF PUBLIC WORKS STANDARDS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND / OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
7. ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING HORIZONTAL AND VERTICAL MEASUREMENTS FOR ALL SUBSURFACE STRUCTURES. THIS INFORMATION SHALL BE REPORTED TO THE ENGINEER.
9. ELEVATIONS REFER TO ARLINGTON CITY BASE. REFER TO REFERENCED SURVEY BY GREATER BOSTON SURVEYING AND ENGINEERING FOR BENCHMARK INFORMATION.

GRADING AND UTILITY NOTES

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
2. UNLESS OTHERWISE SHOWN, ALL NEW UTILITIES SHALL BE UNDERGROUND.
3. RIM ELEVATIONS SHOWN FOR NEW STRUCTURES ARE APPROXIMATE AND ARE PROVIDED TO ASSIST CONTRACTOR WITH MATERIAL TAKEOFFS. FINISH RIM ELEVATIONS SHOULD MATCH PAVEMENT, GRADING OR LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
4. STRUCTURE DETAILS FROM INDEPENDENT VENDORS ARE CONSTANTLY CHANGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT DETAILS SHOWN MATCH CURRENT DETAILS AND SPECIFICATIONS FROM VENDORS.
5. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.
6. ALL DISTURBED AREAS NOT COVERED WITH PAVEMENT, STRUCTURES, INDIVIDUAL PLANTINGS, OR MULCH SHALL HAVE LOAM AND SOD, OR LOAM AND SEED AS SHOWN ON THE LANDSCAPE PLANS OR AS DIRECTED BY THE ENGINEER.
7. ALL UNDERGROUND STRUCTURES AND UTILITIES SHALL BE CAPABLE OF WITHSTANDING H20 WHEEL LOADS.
8. SILT SOCK SHOWN HEREON SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS WITHIN BUFFER ZONE, AND SHALL SERVE AS THE LIMIT OF WORK.
9. ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO PUBLIC ROADS.

REGULATORY NOTES

1. CONTRACTOR SHALL CONTACT "DIG–SAFE" FOR AN UNDERGROUND UTILITY MARKING AT 811 AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.
2. CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
3. ALL WORK OUTSIDE OF THE BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF THE BUILDING FOUNDATION SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.
4. THIS PLAN SHALL ACCOMPANY A NOTICE OF INTENT FILED WITH THE ARLINGTON CONSERVATION COMMISSION AND THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION (MASSDEP).
5. CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

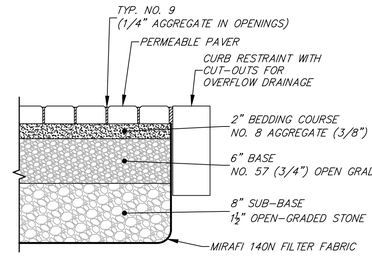
SOILS

THE NRCS SOILS MAP OF THE SITE INDICATES CANTON–CARLTON–URBAN LAND COMPLEX, 3 TO 10 PERCENT SLOPES (MAP UNIT629C) ARE THE PRIMARY SOILS ONSITE. CANTON–CARLTON–URBAN LAND COMPLEX IS CLASSIFIED INTO HYDROLOGIC SOIL GROUP "A," INDICATIVE OF RAPID INFILTRATION WHEN THOROUGHLY WET.

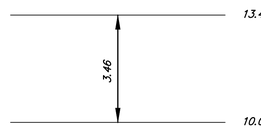
	EXISTING(SF)	PROPOSED(SF)
TOTAL	8038*	8038*
ROOF	1541	1541
PAVEMENT	855	840
DECK	546	546
STONE STEPS	163	157
WALLS	116	179
PERVIOUS PAVERS	0	155
LANDSCAPE	4817	4620

*TOTAL AREA INCLUDES THE EXISTING FILLED AREA BETWEEN THE EASTERN PERPERTY LINE AND THE CURRENT BANK OF MYSTIC LOWER LAKE

LAND COVER TABLE



PERMEABLE PAVER
CROSS SECTION
NOT TO SCALE

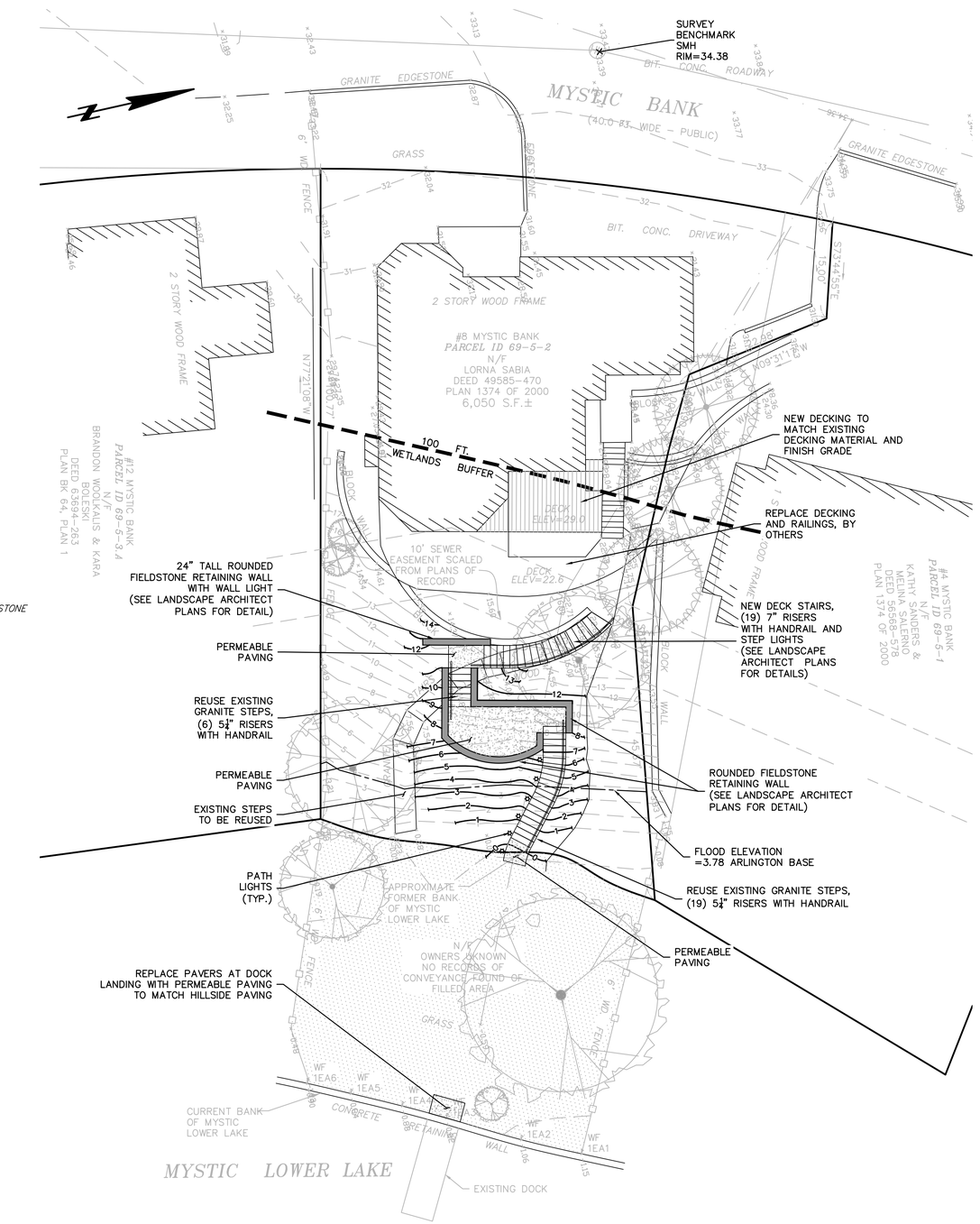


ELEVATION 10.00 ARLINGTON BASE = ELEVATION 13.46 NAVD 88

100 YEAR FLOOD ELEVATION 3.78 ARLINGTON BASE
= 100 YEAR FLOOD ELEVATION 7.24 NAVD 88

FLOOD ELEVATION FROM FEMA FIRM MAP NUMBER 25017C0417E

DATUM EQUATION



1" = 10 FT.
0 5 10 20 40

PLAN REFERENCE:

1. EXISTING CONDITIONS TAKEN FROM A DIGITAL FILE NAMED "Mystic Bank 8 6–14–22" OF A PLAN NAMED "PLAN OF LAND, 8 MYSTIC BANK, ARLINGTON, MASSACHUSETTS" DATED JULY 6, 2021. PLAN WAS PREPARED BY GREATER BOSTON SUYRVEYING AND ENGINEERING.
2. PROPOSED SITE WORK TAKEN FROM A DIGITAL FILE RECEIVED VIA EMAIL ON SEPTEMBER 21, 2022 NAMED "SABBIA RESIDENCE, ARLIINGTON, MA, PROPOSED LANDSCAPE PLANS." PLAN WAS PREPARED BY CBA LANDSCAPE ARCHITECTS

PERMIT SITE PLAN

8 Mystic Bank
Arlington, Massachusetts 02474

ASSESSORS:

PARCEL ID
49585-470

PREPARED FOR:

Lorna Sabbia

8 Mystic Bank
Arlington, Massachusetts 02474

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777–3050, FAX (978) 774–7816
WWW.HANCOCKASSOCIATES.COM

COMMONWEALTH OF MASSACHUSETTS
DAVID WHITE
CIVIL
No. 55438
REGISTERED PROFESSIONAL ENGINEER

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE:	10/5/2022	DESIGN BY:	DTW
SCALE:	1"=10'	DRAWN BY:	DTW
APPRVD. BY:	FK	CHECK BY:	AD

LAYOUT PLAN

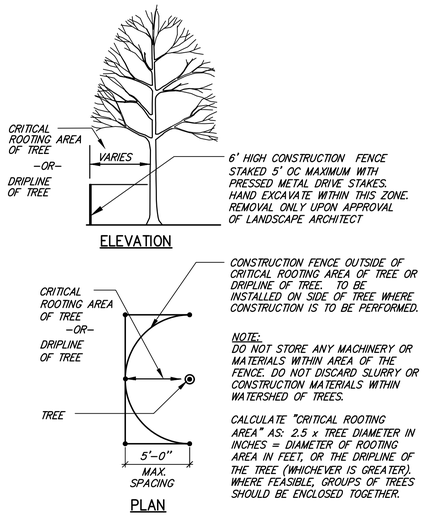
PLOT DATE: Oct 04, 2022 11:45 am
PATH: \\hado01.hancock.lan\s2_vol1\civil 3d projects\26374 – mystic bank – arlington\dwg\dwg

DWG:	26374sp2.dwg
LAYOUT:	C–1
SHEET:	1 OF 2
PROJECT NO.:	26374

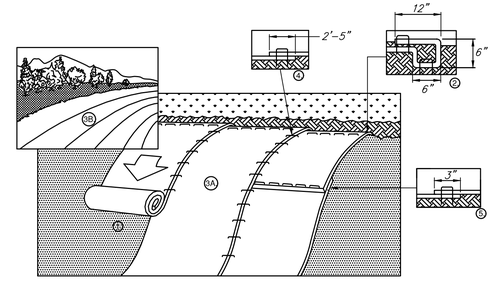
C-1

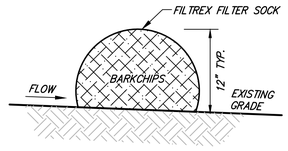
EROSION CONTROL NOTES

1. EARTHEN STOCKPILES NOT IN ACTIVE USE FOR MORE THAN 48 HOURS SHALL BE KEPT HYDROSEEDED OR COVERED.
2. STRIPPED TOPSOIL SHALL BE DEPOSITED INSIDE WITHIN THE PROPERTY BOUNDARIES OR IN AREA DESIGNATED, BUT IN ALL CASES EROSION CONTROLS SHALL BE INSTALLED AT THE TOE OF SLOPES TO PREVENT EROSION. LOAM PILES TO BE HYDROSEEDED OR COVERED.
3. SOIL STOCKPILES SHALL NOT BE PLACED WITHIN THE 100-YEAR FLOODPLAIN
4. CONTRACTOR TO EMPLOY MEASURES TO CONTROL DUST DURING CONSTRUCTION. ALL SOIL PILES NOT IN ACTIVE USE SHALL BE KEPT COVERED AND MOIST TO LIMIT DUST GENERATION. THE CONTRACTOR SHALL SUBMIT A DUST MANAGEMENT PLAN, FOR REVIEW AND ACCEPTANCE BY THE OWNER PRIOR TO COMMENCEMENT OF WORK. STREET CLEANING SHALL BE DONE EVERY WEEK AS NEEDED. CONTINUOUSLY CLEAN DRIVES AND WALKS OF FALLEN OR WIND BLOWN DEBRIS.
5. EROSION CONTROL BARRIERS SHALL BE INSPECTED ON A DAILY BASIS AND MAINTAINED IN GOOD REPAIR AND REPLACED IF NECESSARY THROUGHOUT THE COURSE OF CONSTRUCTION. ACCUMULATED SEDIMENT TO BE REMOVED AFTER EACH RAINFALL AND AS OTHERWISE NEEDED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT CONTROLS. COMPOST FILTER TUBES SHALL BE EMPLOYED TO PREVENT SEDIMENT FROM WASHING OFF THE SITE. SILT SACKS, CRUSHED STONE AND EROSION CONTROL TUBES SHALL BE PLACED AROUND CATCH BASINS AND STORM INLETS TO PREVENT SEDIMENT FROM WASHING INTO THE DRAINAGE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SEDIMENT CONTROLS UNTIL THE COMPLETION OF THE PROJECT, AT WHICH TIME THE SEDIMENT CONTROLS ARE TO BE REMOVED WHEN APPROVED BY THE TOWN OF ARLINGTON.
7. EROSION CONTROLS SHOWN ARE THE MINIMUM REQUIRED. CONTRACTOR TO INSTALL ADDITIONAL CONTROLS AS NEEDED TO ENSURE THAT NO SEDIMENTATION OCCURS BEYOND THE LIMIT OF WORK LINE. UPON COMPLETION OF GRADING, ALL AREAS SHALL BE LOAMED AND SEEDED OR HAY MULCHED OR SEEDED WITH RYE GRASS, AS REQUIRED.
8. ANY CONSTRUCTION DEWATERING SHALL EMPLOY MEASURES TO FILTER OUT SEDIMENT PRIOR TO ITS DISCHARGE ON SITE. CONTRACTOR TO SUBMIT A SKETCH OF THESE MEASURES TO THE ENGINEER FOR APPROVAL.
7. SOIL STABILIZATION SHALL BE INSTALLED IN ALL AREAS WITH SLOPES GREATER THAN 3:1.
8. AFTER REMOVAL OF TEMPORARY EROSION CONTROLS, NO EXCAVATION OR ANY SLOPE ON THE SITE SHALL BE LEFT STEEPER THAN 2:1.
9. ALL EXPOSED SURFACES NOT COVERED WITH LANDSCAPING OR PAVEMENT SHALL HAVE 1-INCH OF STRAW MULCH STREWN OVER THE AREAS TO PROTECT AGAINST EROSION AND WIND BLOWN DUST.



TREE PROTECTION
NOT TO SCALE





SILT SOCK BARRIER
CROSS SECTION
NOT TO SCALE

INSTALLATION NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER THE SEED AND COMPACTED SOIL. SECURE THE RECP'S OVER THE COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE ENTIRE WIDTH OF THE RECP'S.

3. ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

4. THE EDGES OF PARALLES RECP'S MUST BE STAPLED WITH APPROXIMATELY 2"-5" OF OVERLAP DEPENDING ON THE RECP'S TYPE.

5. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS THE ENTIRE RECP'S WIDTH. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

GENERAL NOTES:

1. THE ABOVE DETAIL IS PROVIDED BY NORTH AMERICAN GREEN. ALL SLOPE STABILIZATION PRODUCTS SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION GUIDELINES.

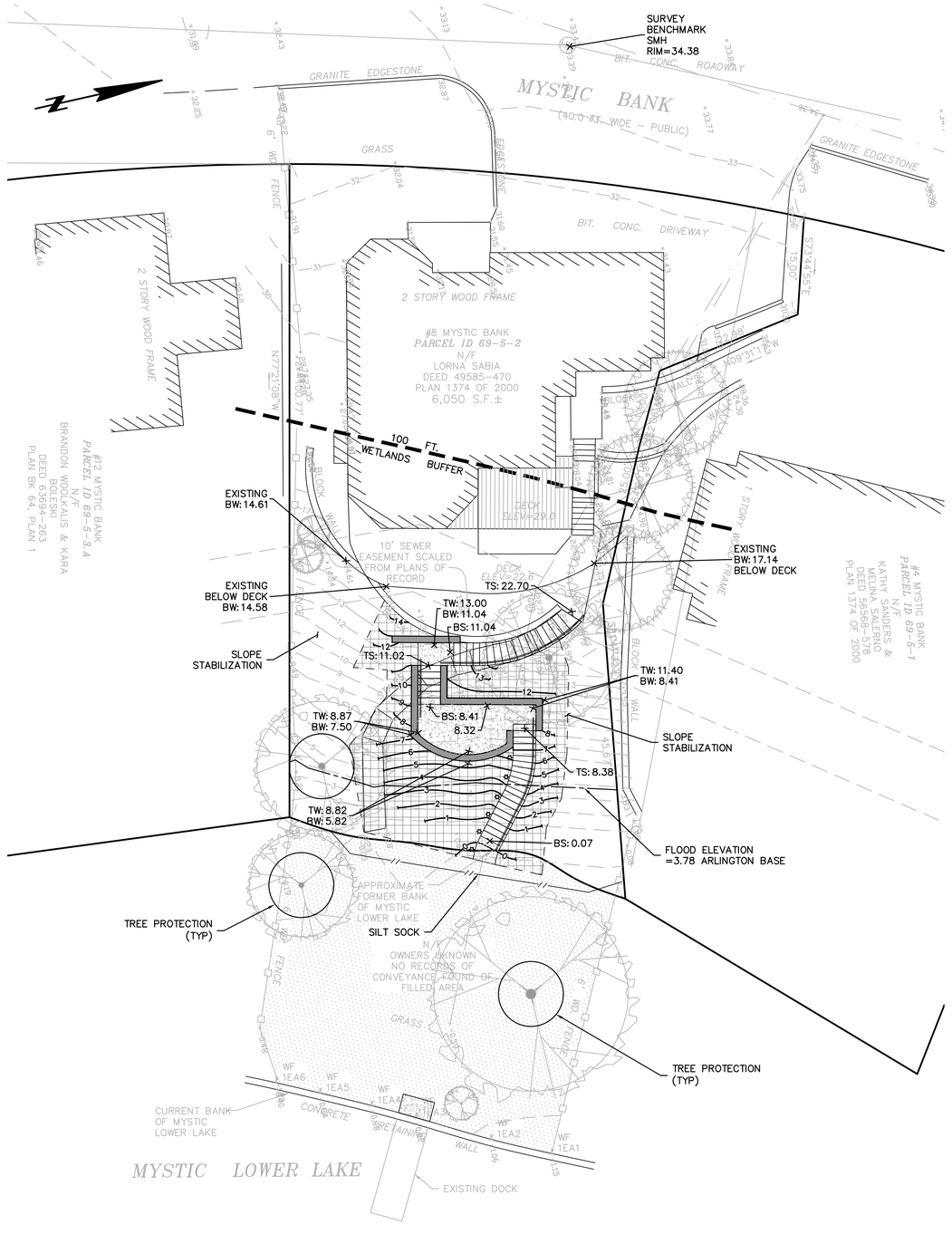
2. ROLLED EROSION CONTROL PRODUCT TO BE SC150BN BY NORTH AMERICAN GREEN OR APPROVED EQUAL.

SLOPE STABILIZATION
ISOMETRIC VIEW
NOT TO SCALE

PLAN REFERENCE:

1. EXISTING CONDITIONS TAKEN FROM A DIGITAL FILE NAMED "Mystic Bank 8 6-14-22" OF A PLAN NAMED "PLAN OF LAND, 8 MYSTIC BANK, ARLINGTON, MASSACHUSETTS" DATED JULY 6, 2021. PLAN WAS PREPARED BY GREATER BOSTON SUYRVEYING AND ENGINEERING.

2. PROPOSED SITE WORK TAKEN FROM A DIGITAL FILE RECEIVED VIA EMAIL ON SEPTEMBER 21, 2022 NAMED "SABBIA RESIDENCE, ARLIINGTON, MA, PROPOSED LANDSCAPE PLANS." PLAN WAS PREPARED BY CBA LANDSCAPE ARCHITECTS



1" = 10 FT.
0 5 10 20 40

PERMIT SITE PLAN

8 Mystic Bank
Arlington, Massachusetts 02474

ASSESSORS:

PARCEL ID
49585-470

PREPARED FOR:

Lorna Sabbia

8 Mystic Bank
Arlington, Massachusetts 02474

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM

COMMONWEALTH OF MASSACHUSETTS
DAVID WHITE
CIVIL
No. 55438
REGISTERED PROFESSIONAL ENGINEER

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE:	10/5/2022	DESIGN BY:	DTW
SCALE:	1"=10'	DRAWN BY:	DTW
APPRVD. BY:	FK	CHECK BY:	AD

GRADING AND EROSION CONTROL PLAN

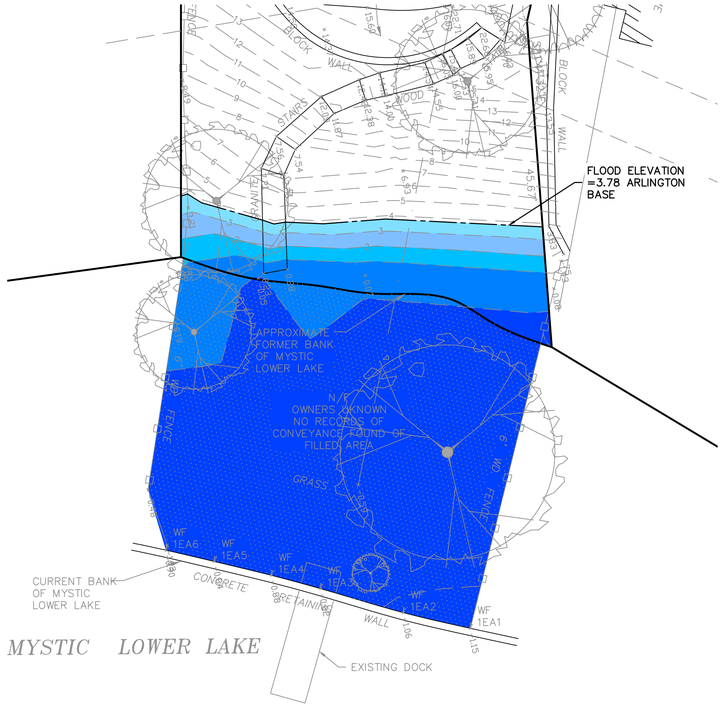
PLOT DATE: Oct 04, 2022 11:45 am
PATH: \\hado01.hancock.lan\s2_wol1\civil 3d projects\26374 - mystic bank - arlington\dwg\dwg

DWG:	26374sp2.dwg
LAYOUT:	C-2
SHEET:	1 OF 2
PROJECT NO.:	26374

C-2

FLOODPLAIN COMPENSATORY FLOOD STORAGE NOTES

1. WORK DESCRIPTION WITHIN 100 YEAR FLOODPLAIN: EXISTING STONE STEPS MOVED WITH ASSOCIATED GRADING AND LANDSCAPING WITHIN THE 100-YEAR FLOOD EVENT ZONE
2. THE 100-YEAR FLOOD ELEVATION WITHIN THE SITE IS 7.24 NAVD88 ACCORDING TO CURRENT FEMA MAPPING.
3. THE SURVEY WAS PERFORMED USING THE ARLINGTON CITY BASE. THIS DATUM IS APPROXIMATELY 3.46-FEET LOWER THAN THE NAVD88 DATUM. THEREFORE THE FLOOD ELEVATION FOR THE SITE IS 3.78. SEE THE DATUM ELEVATION DIAGRAM BELOW.
4. GRADING WILL BE PERFORMED SUCH THAT THERE WILL BE AN OVERALL CUT AT EACH 1-FOOT FLOOD INCREMENT.



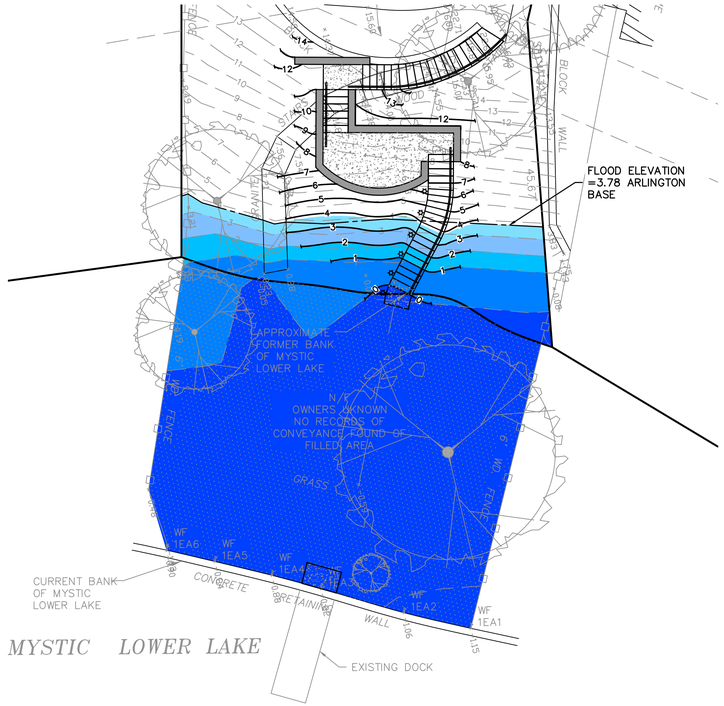
EXISTING FLOODPLAIN AREA DIAGRAM

1" = 10 FT.

0 5 10 20 40

ELEVATION	SURFACE AREA AT ELEVATION (SF)	A1 + A2	[(A1+A2)/2]*L (CF)
0.00	1,886		
		4,151	2,076
1.00	2,265		
		4,648	2,324
2.00	2,382		
		4,876	2,438
3.00	2,494		
		5,072	1,978
3.78	2,578		
	TOTAL FLOOD STORAGE =		8,815

EXISTING FLOODPLAIN VOLUME CALCULATION



PROPOSED FLOODPLAIN AREA DIAGRAM

1" = 10 FT.

0 5 10 20 40

ELEVATION	SURFACE AREA AT ELEVATION (SF)	A1 + A2	[(A1+A2)/2]*L (CF)
0.0000	1,896		
		4,162	2,081
1.0000	2,266		
		4,650	2,325
2.0000	2,384		
		4,879	2,440
3.0000	2,496		
		5,074	1,979
3.7800	2,579		
	TOTAL FLOOD STORAGE =		8,825

EXISTING FLOODPLAIN VOLUME CALCULATION

ELEVATION RANGE	STORAGE EXISTING (CF)	STORAGE PROPOSED (CF)	NET CUT (CF)
0- 1	2,076	2,081	5.6
1- 2	2,324	2,325	1.1
2- 3	2,438	2,440	1.6
3- 3.78	1,978	1,979	1.0
TOTAL	8,815	8,825	9.3

OVERALL FLOODPLAIN VOLUME CALCULATION

PLAN REFERENCE:

1. EXISTING CONDITIONS TAKEN FROM A DIGITAL FILE NAMED "Mystic Bank 8 6-14-22" OF A PLAN NAMED "PLAN OF LAND, 8 MYSTIC BANK, ARLINGTON, MASSACHUSETTS" DATED JULY 6, 2021. PLAN WAS PREPARED BY GREATER BOSTON SUYRVEYING AND ENGINEERING.
2. PROPOSED SITE WORK TAKEN FROM A DIGITAL FILE RECEIVED VIA EMAIL ON SEPTEMBER 21, 2022 NAMED "SABBIA RESIDENCE, ARLIINGTON, MA, PROPOSED LANDSCAPE PLANS." PLAN WAS PREPARED BY CBA LANDSCAPE ARCHITECTS

PERMIT SITE PLAN

8 Mystic Bank
Arlington, Massachusetts 02474

ASSESSORS:

PARCEL ID
49585-470

PREPARED FOR:

Lorna Sabbia

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COMMONWEALTH OF MASSACHUSETTS
DAVID WHITE
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No. 55438
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NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION

DATE:	10/5/2022	DESIGN BY:	DTW
SCALE:	1"=10'	DRAWN BY:	DTW
APPRVD. BY:	FK	CHECK BY:	AD

COMPENSATORY FLOOD STORAGE EXHIBIT

PLOT DATE: Oct 04, 2022 11:45 am
PATH: \\hadc01.hancock-lan\x2_vol1\civil 3d projects\26374 - mystic bank - arlington\eng\dwg

DWG:	26374sp2.dwg
LAYOUT:	C-3
SHEET:	2 OF 2
PROJECT NO.:	26374

C-3

HANCOCK ASSOCIATES

Attachment I Existing Conditions Plan

BENCHMARK
SMH
RIM=34.38

BIT. CONC. ROADWAY

MYSTIC BANK
(40.0 FT. WIDE – PUBLIC)

GRANITE EDGESTONE

6' WD. FENCE

GRASS

EDGESTONE

33.00

L=79.93'
R=386.26

32.00

GRANITE EDGESTONE

BIT. CONC. DRIVEWAY

S73°44'55"E
15.00'

22.98'

N09°31'17"W

31.00

30.00

2 STORY WOOD FRAME

#8 MYSTIC BANK
PARCEL ID 69-5-2
N/F
LORNA SABIA
DEED 49585-470
PLAN 1374 OF 2000
6,050 S.F.±

N77°21'08"W
100.77'

BLOCK WALL

12.00'

S62°06'35"E

BLOCK WALL

25.00'

S64°20'18"E

100 FT. WETLANDS BUFFER

1 STORY WOOD FRAME

DECK
ELEV=29.0

BLOCK WALL

17.00
16.00
15.00

10' SEWER EASEMENT SCALED FROM PLANS OF RECORD

DECK

6' WD. FENCE

14.00
13.00
12.00
11.00
10.00
9.00
8.00
7.00
6.00
5.00
4.00
3.00
2.00
1.00

BLOCK WALL

STAIR

16.00

S81°41'32"E

45.67'

STAIRS

WOOD

GRANITE

15.00
14.00
13.00
12.00
11.00
10.00
9.00
8.00
7.00
6.00
5.00
4.00
3.00
2.00
1.00

50 FT. WETLANDS BUFFER

#12 MYSTIC BANK
PARCEL ID 69-5-3.4
N/F
BRANDON WOOLKALIS & KARA BOLESKI
DEED 63694-263
PLAN BK 64, PLAN 1

#4 MYSTIC BANK
PARCEL ID 69-5-1
N/F
KATHY SANDERS & MELINA SALERNO
DEED 56568-578
PLAN 1374 OF 2000

APPROXIMATE FORMER BANK OF MYSTIC LOWER LAKE

6' WD. FENCE

25 FT. WETLANDS BUFFER

N/F
OWNERS UNKNOWN
NO RECORDS OF CONVEYANCE FOUND OF FILLED AREA

GRASS

6' WD. FENCE

WF 1EA6
WF 1EA5
WF 1EA4
WF 1EA3
WF 1EA2
WF 1EA1

CURRENT BANK OF MYSTIC LOWER LAKE

CONCRETE RETAINING WALL

MYSTIC LOWER LAKE

PLAN 1374 OF 2000

COMMONWEALTH OF MASSACHUSETTS
PAUL J. TYRELL
No. 40038
PROFESSIONAL LAND SURVEYOR

6-17-21

0 5 10 20 40

SCALE: 1"=10'

PLAN OF LAND
8 MYSTIC BANK
ARLINGTON, MASSACHUSETTS
(MIDDLESEX-SOUTH REGISTRY OF DEEDS)

PREPARED FOR
LORNA SABIA

GREATER BOSTON SURVEYING AND ENGINEERING
19 FREDITH ROAD
WEYMOUTH, MA 02189
(781) 331-6128

CALC BY: PJT	DATE: JULY 6, 2021	SCALE: 1"=10'

Notice of Intent: Drake Village Placemaking Project (Continued)

Summary:
Notice of Intent: Drake Village Placemaking Project (Continued)
Documents: Drake Village Creative Placemaking Supplemental Materials

This public hearing will consider a Notice of Intent for work proposed to be conducted within the Riverfront Area, Buffer Zone, and Adjacent Upland Resource Area to Mill Brook. Improvements to the Drake Village Complex at 16-38 Drake Road include landscaping, repaving, and installation of amenities.

ATTACHMENTS:

	Type	File Name	Description
🗋	Reference Material	Drake_Village_Supplemental_Materials_10252022.pdf	Drake Village Supplemental Materials

GCG ASSOCIATES, INC.

CIVIL ENGINEERING AND LAND SURVEYING
84 Main Street
Wilmington, Massachusetts 01887
Phone: (978) 657-9714

Project Narrative
Notice of Intent Application
Drake Village
16-38 Drake Road
Arlington, MA
(Revision-1 10/25/22)

Project Summary

On behalf of the applicant, Arlington Housing Authority, GCG Associates hereby submits a Notice of Intent application for a project located at 16-38 Drake Road. The subject site is a 4.45± acre parcel known as Parcel ID 62-1-4.A under the Arlington Assessors department. The subject site is comprised of two elderly housing developments: Drake Village, which consists of 71 dwelling units in nine two-story buildings built in 1961, and the Hauser Building, which is a 144-unit seven story brick-faced steel frame midrise completed in 1975. Both developments are physically and socially integrated with the residents sharing the services, facilities and amenities offered by the common spaces at the Hauser and the open spaces of the Drake village, allowing both developments to function as a single campus.

As part of the scope of work to provide the shared open space on site, the applicant is proposing to resurface some of the degraded impervious areas, replace or provide new community features and provide new landscaping features. The areas in which the proposed work is being proposed are located within the wetland buffer limit and 200-ft & 100-ft Riverfront Area associated with the Mill Brook, located northeasterly of the subject site. The proposed project seeks to provide improvements to existing developed areas such as reducing impervious area within resource areas, as well as overall site impervious area, therefore should be considered as redevelopment work within a previously developed Riverfront Area in accordance with 310 CMR 10.58(5).

Jurisdiction

Bank (310 CMR 10.54) and Riverfront Area (310 CMR 10.58)
The subject resource area is Mill Brook, which is located just northeasterly of the subject site and flows east from the Arlington/Lexington town line. The wetland boundary within the Town of Lexington was delineated by Norse Environmental Services, Inc. on January 25, 2022, and field located by GCG Associates, Inc. in January 2022. Wetland Boundary within the Town of Arlington was based on the Town of Arlington, Arlington Reservoir – Phase 2 Plan, as prepared by Kyle Zick Landscaping Architecture, Inc. Dated 02/04/2021. The onsite 100-ft Wetland Buffer Limit is located within the onsite 200-ft Riverfront Area. This Riverfront area was previously developed/disturbed in 1961 and 1975.

The proposed scope of work can be broken down into three separate areas, one of which will occur within the 100-ft wetland buffer from top of bank and 200-ft Riverfront area while the remaining two are located just within limit of the 200-ft Riverfront area. The proposed work within the resource areas is limited to the replacement of existing degraded structures in an area that is already developed/disturbed prior to August 7, 1996. Additionally, new handicap accessibility and landscaping features shall be included to improve pedestrian accessibility, such as new trees, handicap curb ramps and new pedestrian walking paths.

There is approximately 122,370± sq. ft. of impervious area within the overall project site, 69,514± sq. ft. of which is located within the 200-ft Riverfront Area (See Attachment #1 – Impervious Area Summary and Attachment #2 Tree Summary for a tabular description). The proposed project will have a net

decrease of 76± sq. ft. of impervious within the 200-ft Riverfront Area, of which there is a decrease of 100± sq. ft. within the 0-100 ft Riverfront Area limit and an increase of 24± sq. ft. within the 100-200 ft Riverfront Area limit. As part of the improvement to the existing conditions within the 200-ft Riverfront Area, the proposed scope of work will include the removal of one tree and proposed planting of (19) new trees.

There is approximately 29,577± sq. ft. of impervious area within the 100-ft Wetland Buffer Limit, said area is located entirely within the onsite 200-ft Riverfront Area. The proposed project will have a net decrease of 100± sq. ft. of impervious area within the 100-ft Wetland Buffer Limit, of which there is a decrease of 70± sq. ft. within the 0-25 ft limit, a decrease of 202± sq. ft. within the 25-50 ft limit and an increase of 172± sq. ft. within the 50-100 ft limit. As part of the improvement to the existing conditions within the 100-ft Wetland Buffer Limit, the proposed scope of work will include the removal of one tree and proposed planting of three new trees.

As part of the scope of work for the Reservoir Entrance within the 100-ft Wetland Buffer Limit, the existing catch basin will be removed and replaced with a Stormceptor 450i unit. The new catch basin will be placed further from the resource area. The proposed drainage structure will collect and treat stormwater runoff within this area prior to discharging into the existing drain manhole.

As shown in the Impervious Area Summary table, the proposed project will provide a decrease in impervious area in the areas that are closer to the Riverfront / Wetland, and an overall decrease in impervious area within the onsite resource areas. The proposed project will also provide a decrease in the site's overall impervious area of approximately 22± sq. ft.. and the planting of (25) new trees on site, of which (20) are located within Disturbed areas within the limit of work shall be restored with loam and seed.

Riverfront Area Alternative Analysis

Costs, Existing Technology, Proposed Use and Logistics:

Costs. There is no economical profit related to this project, this is an elderly public housing and common/open space construction project to improve emergency vehicle access, pedestrian and residents of limited mobility accessibility, and bicycle safety within the Drake Village and Hauser elderly housing developments. These two developments were constructed in 1961 and 1975, respectively. There is existing driveway, sidewalk, walking path, seating benches within the two integrated developments. The Arlington Reservoir and the Minuteman Bike Way both border Drake Village and are not easily accessible to residents with limited mobility. This project is under the Commonwealth of Massachusetts, Department of Housing and Community Development (DHCD)'s Creative Place Making initiative seeks to encourage the intentional integration of the arts, culture, creativity, and design in a comprehensive reimagining of community spaces at housing authority developments to promote socially connected communities and resident wellbeing.

Existing Conditions. Both developments are physically and socially integrated with the residents sharing the services, facilities and amenities offered by the common spaces at the Hauser Building and the open spaces at Drake Village, allowing both developments to function as a single campus. The existing paved emergency access path at the northwest side of the Hauser Building is too narrow (8.5' wide at the narrowest section) for emergency vehicle access. The pedestrian access path to the Arlington Reservoir has been eroded over time and is no longer a safe travel path, with the narrowest point being approximately a foot wide. The site walkways also lack wheelchair ramps and safety crossing points. Proposed improvements will include widening emergency vehicle access path to 10-foot width and widening walkway width to 5-foot minimum with vertical granite curbing protection and wheelchair ramps and associated crosswalks. Based on the current conditions, widening the pavement is the most cost-effective solution to provide the safety vehicle and pedestrian access.

Proposed Use and Logistics. The objective for this project is to promote socially connected communities and resident wellbeing by replacing or enhancing existing physical infrastructure (walks, fences, gates, vegetation, lighting, etc.) with safer, more attractive, and visually stimulating infrastructure. The proposed project includes the following objectives:

- Introduces new site features to encourage resident engagement with their surroundings (benches, community garden, raised planting beds, etc.)
- Provides opportunities for greater physical activity among residents (bike racks, outdoor exercise equipment, etc.)
- Encourages resident participation in designing, developing, and engaging their environment. Facilitating and extending residents' connections to neighboring natural resources (Minuteman Bikeway, Arlington Reservoir walking paths, etc.) Since a major portion of these two developments are within the 200-feet Riverfront area, relocating the proposed work to outside the 200-feet Riverfront area is unfeasible.

No Significant Adverse Impact. The proposed improvements are located within the previously disturbed areas. This project will have a net decrease of 76± sq. ft. of impervious area within the resource areas and a net decrease of 22± sq. ft. of impervious area for the overall project site. The installation of the Stormcepter 450i in place of the existing catch basin at the Reservoir Entrance will provide greater stormwater treatment in the area. This project utilizes LID techniques to limit impervious area and control surface runoff to open area for treatments. Extensive landscaping improvements consist of new trees, shrubs, and perennials. Therefore, the proposed impacts to the riverfront area are avoided to the maximum extent practicable.

Proposed Work

Hauser Entrance (See Sheet L101, L201, L301 & L401)

The driveway in front of the Hauser building will be removed and repaved to reduce the existing driveway width from approximately 21.5 ft to 16 ft, while the edge of pavement curve has been reconfigured to allow for better emergency vehicle turning. The hardscape at the building entrance will also be replaced with new concrete pavement, bollards and new seating benches. The existing gazebo within the garden area will be removed and a seating area will be provided in place of it. The pedestrian walkway leading south towards #30 Drake Road will be repaved and new handicap curb ramps and crosswalk shall be provided connecting pedestrian access between the Hauser Building and #30 Drake Road.

The scope of work as described for this area that is located within the 200-ft Riverfront area is limited to the resurfacing of the driveway pavement leading up to the front of the building. New landscape plantings shall be provided all around the garden and building entrance. Disturbed topsoil shall be restored with loam and seed. Between the edge of pavement curve reconfiguration and narrowing of the driveway width, there is a net decrease of 248± sq. ft. of impervious area within the resource area (100-200 ft Riverfront Area) and a net decrease of 194± sq. ft. of impervious area for the overall scope of work for this particular portion of the site. The proposed scope of work will also remove four existing trees and replace them with (13) new trees, of which five are located within the Riverfront Area.

Hauser Rear (See Sheet L102, L202, L302 & L402)

Existing paved pathway and seating area shall be removed and replaced with new paving to allow for emergency vehicle access around the rear of the Hauser Building. The existing 8 to 8.5 -ft wide driveway will be replaced with a uniform 10-ft wide path and new concrete pads will be installed to accommodate ADA benches and ADA picnic tables. New landscape gardens and plantings shall be provided along the improved pathway. Disturbed topsoil shall be restored with loam and seed and erosion control barrier shall be provided along the downgradient portion of the limit of work. The work as described will have a net increase of 272± sq. ft. of impervious area within the resource area (100-200 ft Riverfront Area). The proposed scope of work will also include planting (14) new trees within the limit of the Riverfront Area.

Reservoir Entrance (See Sheet L102, L202, L302 & L402)
The existing walkway with erosion damage leading down to the Arlington reservoir will be replaced with 5-ft wide walkway, handicap curb ramps, vertical granite curbing and crosswalk to provide pedestrian safety access. New ADA benches and bike racks will be installed to enhance the access path. New landscape plantings shall be provided, and disturbed lawn shall be restored with loam and seed. Limit of driveway pavement shall also be reduced to mitigate for the new ADA access path. Existing catch basin shall be removed and replaced with a Stormcepter 450i to provide stormwater runoff treatment in the area, prior to discharging into the existing drain manhole. Erosion control barrier shall be provided along the downgradient portion of the limit of work.

The proposed scope of work as described in this section is located within the 100-ft buffer limit of the top of bank and the 200-ft Riverfront Area associated with Mill Brook. The scope of work as described will have a net decrease of 100± sq. ft. of impervious area within the 0-100 ft Riverfront Area. The net reduction of 100± sq. ft. of impervious area is also located within the 100-ft Wetland Buffer Limit, of which there is a decrease of 70± sq. ft. within 0-25 ft Wetland Buffer Limit, a decrease of 202± sq. ft. within 25-50 ft Wetland Buffer Limit and an increase of 172± sq. ft. within 50-100 ft Wetland Buffer Limit. The proposed scope of work will also include the planting of three new trees within the limit of the 100-ft Wetland Buffer.

Arlington Regulations for Wetland Protection Variance Request

Section 25.D (Adjacent Upland Resource Area)

Requirement: No activities or work, other than passive passage and resource area enhancement, are permitted within the first 25 feet of the Adjacent Upland Resource Area. Except as part of Resource Area Enhancement or an Ecological Restoration Project, no vegetation may be disturbed, as leaf litter and natural debris shall remain in place.

Requested: Allow work to occur within the 25-ft No Disturbance area, specifically for the work as described above for the Reservoir Entrance. The work as described is limited to widening pedestrian access and handicap accessibility, while decreasing approximately 70± sq. ft. of impervious area. Disturbed areas will be restored with loam and seed.

Massachusetts Stormwater Management Standards

1. No new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.
   - *There are no new stormwater conveyances being proposed.*

2. Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates. This Standard may be waived for discharges to land subject to coastal storm flowage as defined in 310 CMR 10.04.
   - *This project will have a net decrease of 76± sq. ft. of impervious area within the resource areas and a net decrease of 22± sq. ft. of impervious area for the overall project site. GCG has compared the pre- and post-development conditions and found no increase in peak stormwater runoff rates for the 2-, 10- and 25- and 100-year storm events.*

3. Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance.
   - *This project will have a net decrease of 76± sq. ft. of impervious area within the resource areas and a net decrease of 22± sq. ft. of impervious area for the overall project site, which should*

provide an increase to annual recharge to groundwater. The proposed extensive landscape improvements and new vegetation roots will also promote site infiltration.

4. Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS).
   - *The net increase impervious area at the rear of the Hauser Building will continue to sheet flow over 100-ft length of vegetated grass lawn area, which provides surface treatment of stormwater runoff for an area that is mainly used as pedestrian access with the occasional emergency vehicle use. The proposed Stormceptor structure will replace the existing catch basin at the Reservoir Entrance, providing greater TSS removal than the existing structure for this area.*

5. For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable.
   - *Not applicable to the subject site.*

6. Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook.
   - *Not applicable to the subject site.*

7. A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.
   - *The application as proposed is a redevelopment project for a site with existing on-site stormwater conveyances that collect stormwater and being discharged to the adjacent property that is also owned by the Town of Arlington. The re-surfacing of the degraded paved areas will help to reduce the amount of sediment being washed away and collected by the on-site drainage structures. The reduction in site impervious area will provide additional annual groundwater recharge and proposed Stormcepter structure will provide greater TSS removal than the existing conditions.*

8. A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.
   - *See Construction Operation and Maintenance Plan.*

9. A long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed.
   - *See Long-term Operation and Maintenance Plan.*

10. All illicit discharges to the stormwater management system are prohibited.
    - *See signed Illicit Discharge Statement.*

Site Photos

Overview of Hauser Entrance.


Overview of Hauser Rear.

Overview of Reservoir Entrance.

Attachments:

No. 1 – Impervious Area Summary

No. 2 – Tree Mitigation Summary

ATTACHMENT NO. 1 - IMPERVIOUS AREA SUMMARY

	Imperv. Area within 200-ft Riverfront Area (SF)	0-100 ft Riverfront Area (SF)	100-200 ft Riverfront Area (SF)	Imperv. Area within 100-ft Wetland Buffer Limit (SF) [1]	0-25 ft Wetland Buffer Limit (SF)	25-50 ft Wetland Buffer Limit (SF)	50-100 ft Wetland Buffer Limit (SF)	Imperv. Area outside of Resource Areas (SF)	Total Site Impervious Area (SF) [2]
Existing Conditions	69,514	26,794	42,720	29,577	1,845	8,039	19,693	52,856	122,370
Proposed Conditions	69,438	26,694	42,744	29,477	1,775	7,837	19,865	52,910	122,348
Net (Prop vs. Exist)	**-76**	**-100**	**24**	**-100**	**-70**	**-202**	**172**	**54**	**-22**

	Net Increase in Imperv. Area within 200-ft Riverfront Area (SF)	0-100 ft Riverfront Area (SF)	100-200 ft Riverfront Area (SF)	Net Increase in Imperv. Area within 100-ft Wetland Buffer Limit (SF) [1]	0-25 ft Wetland Buffer Limit (SF)	25-50 ft Wetland Buffer Limit (SF)	50-100 ft Wetland Buffer Limit (SF)	Net Increase in Imperv. Area outside of Resource Areas (SF)
Hauser Entrance	-248	--	-248	--	--	--	--	54
Hauser Rear	272	--	272	--	--	--	--	--
Reservoir Entrance	-100	-100	--	-100	-70	-202	172	--
Total	**-76**	**-100**	**24**	**-100**	**-70**	**-202**	**172**	**54**

[1] 200-ft Riverfront Area overlaps the onsite 100-ft Wetland Buffer Limit.

[2] Total Site Impervious Area = (Impervious Area within 200-ft Riverfront Area) + (Impervious Area outside of Resource Areas)

ATTACHMENT NO. 2 - TREE MITIGATION SUMMARY

	Total Proposed Tree Removals	0-25 ft Wetland Buffer	25-50 ft Wetland Buffer	50-100 ft Wetland Buffer	100-200 ft Riverfront Area	Outside of Resource Areas
Hauser Entrance	4	0	0	0	1	3
Hauser Rear	0	0	0	0	0	0
Drake Road	1	0	0	1	0	0
Reservior Entrance	0	0	0	0	0	0
Total Removals	**5**	**0**	**0**	**1**	**1**	**3**

	Total Proposed Tree Planting	0-25 ft Wetland Buffer	25-50 ft Wetland Buffer	50-100 ft Wetland Buffer	100-200 ft Riverfront Area	Outside of Resource Areas
Hauser Entrance	13	0	0	0	5	8
Hauser Rear	14	0	0	0	14	0
Drake Road	0	0	0	0	0	0
Reservior Entrance	3	3	0	0	0	0
Total New Planting	**30**	**3**	**0**	**0**	**19**	**8**

GCG ASSOCIATES, INC.

CIVIL ENGINEERING AND LAND SURVEYING
84 Main Street
Wilmington, Massachusetts 01887
Phone: (978) 657-9714

October 25, 2022

Conservation Commission
Town of Arlington
730 Mass Ave
Arlington, MA 02476

RE: Notice of Intent Application
16-38 Drake Road
Arlington, MA

Dear Commission Members,

On behalf of the applicant, Arlington Housing Authority, GCG Associates hereby submits the following responses to comments to MassDEP comments and members of the Conservation Commission during the public hearing meeting on October 6, 2022. Also, enclosed you will find revised plans and an updated narrative based upon information requested and discussed at the recent hearing.

MassDEP Technical Comments:

1. Riverfront performance standards must be met pursuant to 10.58(4) for new development and 10.58(5) for redevelopment. It is unclear to MassDEP if this project qualifies as new development or redevelopment. The applicant should include a discussion of how they meet the standards.
   - *The proposed development has been revised to reduce impervious area within the 200-ft Riverfront Area, as well as overall site impervious area. Existing degraded structures within previously developed resource areas have been improved (See Project Narrative Rev-1 and Impervious Area Summary) and new plantings have been provided within limit of work, therefore the proposed project should be considered as redevelopment.*

2. Will the project take place in BLSF? If so, performance standards for BLSF must be met pursuant to 310 CMR 10.57(4)(a).
   - *The proposed scope of work will not be located within Bordering Land Subjected to Flooding as shown on the plans.*

Conservation Commission:

3. The Applicant should consider providing porous pavement instead of a concrete pad similar to what was constructed on the adjacent town's property.
   - *The proposed scope of work has been revised to reduce impervious area within the 200-ft Riverfront Area (and 100-ft Wetland Buffer Limit) and the overall site impervious area. Based on recent on-site investigation, it also appears that the existing stone dust walk on the adjacent property has since been degraded and has some rutting which can lead to erosion. Therefore,*

GCG does not recommend the use of stone dust on this slope and so close to the resource areas.

4. Consider providing stormwater improvement.
   - *The proposed project will not increase the overall site impervious area. The existing catch basin located adjacent to the Reservoir Entrance shall be replaced with a Stormceptor unit.*

5. How does the project address the General Performance Standards for a redevelopment project within the previously developed Riverfront Area?
   - 310 CMR10.58(5)(a): *The existing previously developed Riverfront Areas have been improved upon by reducing the impervious area within the Riverfront Area. The proposed scope of work will not be located closer to the Riverfront Area boundary and will also replace the existing degraded impervious area further away from the resource area. New landscaping shall be provided, and disturbed areas shall be restored with loam and seed.*

   - 310 CMR10.58(5)(b): *The existing catch basin located within the 100-ft Wetland Buffer Limit shall be replaced with a Stormceptor to provide drainage improvement. The Stormceptor structure will provide greater TSS (Total Suspended Solids) removal than the existing catch basin. The reduction of overall site impervious area will provide more annual groundwater recharge, reduce stormwater peak runoff rates and volumes.*

   - 310 CMR10.58(5)(c): *The proposed scope of work will not be located closer to the 200-ft Riverfront Area.*

   - 310 CMR10.58(5)(d): The proposed scope of work will remove and replace impervious areas closer to the Riverfront Area boundary and away from the river (See Impervious Area Summary).

   - 310 CMR10.58(5)(e): The proposed work within the 200-ft Riverfront Area will not exceed the amount of the degraded area.

GCG looks forward to our hearing on November 3, 2022 to review the proposed changes made to the project.

Respectfully submitted,
GCG ASSOCIATES, INC.

Michael J. Carter

Michael J. Carter, PE, PLS

DRAKE VILLAGE

ARLINGTON, MASSACHUSETTS

DHCD Project # 010103
Arlington Housing Authority

Creative Place Making Grant
Drake Village

16-38 Drake Road
Arlington, MA 02476

DRAWING LIST

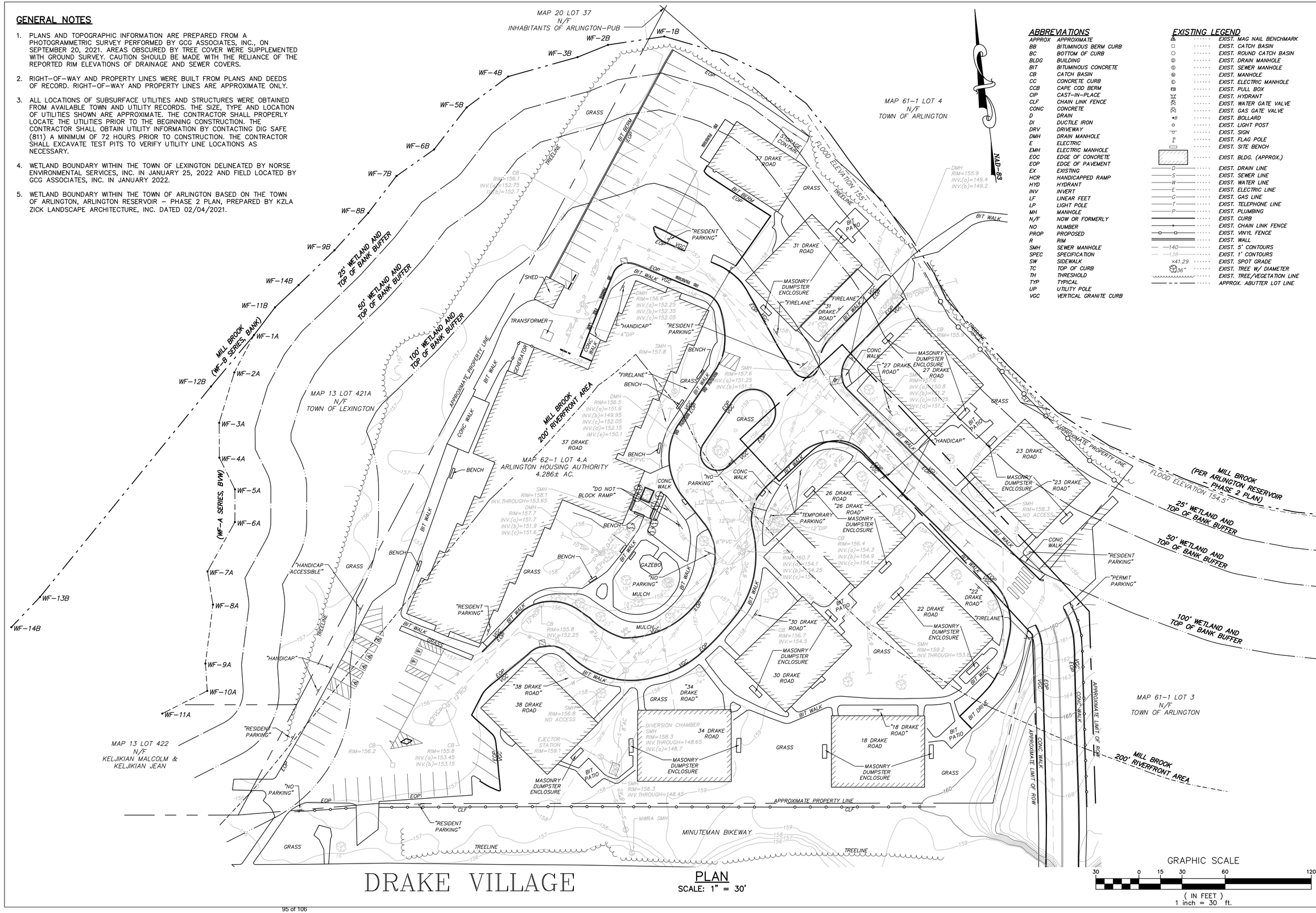
S100	SURVEY
L000-A	NOTES AND LEGENDS
L000-B	KEY PLAN
L101	DEMOLITION PLAN - HAUSER FRONT
L102	DEMOLITION PLAN - HAUSER REAR + RESERVOIR ENTRY
L201	MATERIAL PLAN - HAUSER FRONT
L202	MATERIAL PLAN - HAUSER REAR + RESERVOIR ENTRY
L301	GRADING PLAN - HAUSER FRONT
L302	GRADING PLAN - HAUSER REAR + RESERVOIR ENTRY
L401	PLANTING PLAN - HAUSER FRONT
L402	PLANTING PLAN - HAUSER REAR + RESERVOIR ENTRY
L500	DETAILS
L501	DETAILS
L502	DETAILS
L503	DETAILS

October 26, 2022

CROWLEY COTTRELL, LLC
171 MILK STREET, FL 2
BOSTON, MA 02109
617.338.8400

GENERAL NOTES

1. PLANS AND TOPOGRAPHIC INFORMATION ARE PREPARED FROM A PHOTOGRAMMETRIC SURVEY PERFORMED BY GCG ASSOCIATES, INC., ON SEPTEMBER 20, 2021. AREAS OBSCURED BY TREE COVER WERE SUPPLEMENTED WITH GROUND SURVEY. CAUTION SHOULD BE MADE WITH THE RELIANCE OF THE REPORTED RIM ELEVATIONS OF DRAINAGE AND SEWER COVERS.
2. RIGHT–OF–WAY AND PROPERTY LINES WERE BUILT FROM PLANS AND DEEDS OF RECORD. RIGHT–OF–WAY AND PROPERTY LINES ARE APPROXIMATE ONLY.
3. ALL LOCATIONS OF SUBSURFACE UTILITIES AND STRUCTURES WERE OBTAINED FROM AVAILABLE TOWN AND UTILITY RECORDS. THE SIZE, TYPE AND LOCATION OF UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL PROPERLY LOCATE THE UTILITIES PRIOR TO THE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN UTILITY INFORMATION BY CONTACTING DIG SAFE (811) A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL EXCAVATE TEST PITS TO VERIFY UTILITY LINE LOCATIONS AS NECESSARY.
4. WETLAND BOUNDARY WITHIN THE TOWN OF LEXINGTON DELINEATED BY NORSE ENVIRONMENTAL SERVICES, INC. IN JANUARY 25, 2022 AND FIELD LOCATED BY GCG ASSOCIATES, INC. IN JANUARY 2022.
5. WETLAND BOUNDARY WITHIN THE TOWN OF ARLINGTON BASED ON THE TOWN OF ARLINGTON, ARLINGTON RESERVOIR – PHASE 2 PLAN, PREPARED BY KZLA ZICK LANDSCAPE ARCHITECTURE, INC. DATED 02/04/2021.



DRAKE VILLAGE

PLAN
SCALE: 1" = 30'

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

ABBREVIATIONS

APPROX	APPROXIMATE
BB	BITUMINOUS BERM CURB
BC	BOTTOM OF CURB
BLDG	BUILDING
BIT	BITUMINOUS CONCRETE
CB	CATCH BASIN
CC	CONCRETE CURB
CCB	CAPE COD BERM
CIP	CAST–IN–PLACE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
D	DRAIN
DI	DUCTILE IRON
DRV	DRIVEWAY
DMH	DRAIN MANHOLE
E	ELECTRIC
EMH	ELECTRIC MANHOLE
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
EX	EXISTING
HCR	HANDICAPPED RAMP
HYD	HYDRANT
INV	INVERT
LF	LINEAR FEET
LP	LIGHT POLE
MH	MANHOLE
N/F	NOW OR FORMERLY
NO	NUMBER
PROP	PROPOSED
R	RIM
SMH	SEWER MANHOLE
SPEC	SPECIFICATION
SW	SIDEWALK
TC	TOP OF CURB
TH	THRESHOLD
TYP	TYPICAL
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB

EXISTING LEGEND

EXIST. MAG NAIL BENCHMARK
EXIST. CATCH BASIN
EXIST. ROUND CATCH BASIN
EXIST. DRAIN MANHOLE
EXIST. SEWER MANHOLE
EXIST. MANHOLE
EXIST. ELECTRIC MANHOLE
EXIST. PULL BOX
EXIST. HYDRANT
EXIST. WATER GATE VALVE
EXIST. GAS GATE VALVE
EXIST. BOLLARD
EXIST. LIGHT POST
EXIST. SIGN
EXIST. FLAG POLE
EXIST. SITE BENCH
EXIST. BLDG. (APPROX.)
EXIST. DRAIN LINE
EXIST. SEWER LINE
EXIST. WATER LINE
EXIST. ELECTRIC LINE
EXIST. GAS LINE
EXIST. TELEPHONE LINE
EXIST. PLUMBING
EXIST. CURB
EXIST. CHAIN LINK FENCE
EXIST. VINYL FENCE
EXIST. WALL
EXIST. 5' CONTOURS
EXIST. 1' CONTOURS
EXIST. SPOT GRADE
EXIST. TREE W/ DIAMETER
EXIST. TREE/VEGETATION LINE
APPROX. ABUTTER LOT LINE

PROJECT:
DHCD Project # 010103
Arlington Housing Authority

Creative Place Making Grant
Drake Village

16-38 Drake Road
Arlington, MA 02476

Landscape Architecture
Crowley Cottrell, LLC
171 Milk St, Fl 2
Boston, MA 02109
617.338-8400
crowleycottrell.com

Civil Engineering
GCG ASSOCIATES, INC.
WILMINGTON, MASSACHUSETTS
(978) 657-9714

No.	Date	Revision

N

STAMP:

DATE: OCTOBER 26, 2022
PROJECT NUMBER: 2128
SCALE: 1" = 30'-0"
DRAWING TITLE:

GENERAL NOTES

1. Existing conditions and topography data are from a survey prepared by *GCG Associates, Inc- 84 Main Street, Wilmington, MA 01887 - 03-08-2022.*
2. Contractor shall verify location of any existing utilities and services and provide protection during construction. Utilities damaged during construction shall be repaired at contractors expense.
3. Contractor shall obtain permits for the work as required and comply with all laws, ordinances, rules and regulations of the local jurisdiction, the state, and all other authorities having jurisdiction.
4. Contractor shall leave site clean and orderly during construction process. Remove from site all excess materials, soil, debris and equipment. Store materials only in an approved location.
5. Contractor responsible to furnish, deliver, and install all items within the scope of work unless otherwise noted.
6. Resetting of curbs includes patching and repair to adjacent asphalt.

DEMOLITION NOTES

1. Contractor shall verify all existing conditions in the field and report any discrepancies between plans and actual conditions to Landscape Architect before beginning work.
2. Building, structure and paving removal shall include the disconnection and capping of any utilities, footings, slabs, associated base material and satisfactory off-site disposal of all debris produced through the removal operations.
3. Tree and shrub removal shall include the felling, cutting, grubbing out of roots and satisfactory off-site disposal of all stumps vegetative and extraneous debris produced through the removal operations.
4. Existing trees and shrubs to remain shall not be altered under any circumstances and must remain in the same condition as observed prior to construction.
5. No heavy machinery is to be used within the root system of existing trees. Excavation within root system zones is to be performed by hand.
6. Any items scheduled to remain which are damaged by Contractor's operations shall be at Contractor's expense.
7. Any items scheduled to be stockpiled on site which are damaged by Contractor's operations shall be at Contractor's expense.
8. Area for stockpiled items shall be located by Landscape Architect and approved by owner prior to removal operations.
9. Contractor shall leave work site free of any debris at the end of each day's operations.

LAYOUT NOTES

1. Do not scale drawings.
2. Contractor shall verify all existing conditions and layout dimensions in the field. Report any discrepancies to the Landscape Architect for design prior to commencing construction.
3. Stake or otherwise flag all design elements and features in the field. Obtain Landscape Architect's approval prior to commencing construction.
4. All dimensions from structure are from face of finish of exterior wall unless otherwise stated.
5. All angles are assumed to be 90 degrees unless otherwise stated.
6. See planting plans for location of trees and shrubs, planting beds and extent of sodding and seeding.
7. See architectural drawings for all building dimensions.
8. Dimensions at curbs of pavement edging are given from outside face of curb to outside face of curb unless otherwise stated.
9. Any changes proposed to dimensions shown on this drawing shall be approved by the Landscape Architect prior to construction.

GRADING NOTES

1. Contractor shall verify all existing grades in the field and report any discrepancies immediately to the landscape architect.
2. Stake proposed finish grade and cut/fills of existing grade in the field. Obtain Landscape Architect's approval prior to commencing construction.
3. Slope away from all buildings.
4. Provide vertical curves or roundings at abrupt changes in grade unless otherwise noted. Blend new earthwork smoothly into existing grades.
5. Maintain existing grades at existing plant material to remain
6. Grade surfaces to assure positive drainage from all structures and to prevent ponding of surface drainage.
7. All fill material is subject to approval by Landscape Architect.
8. Pitch evenly between spot grades. All paved areas must pitch to drain at a minimum of 1/8" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.
9. Once grading operations are completed, all disturbed areas within or outside of the limits of work shall be stabilized by fine grading and seeding or mulching as directed by the Landscape Architect.
10. All erosion control measures are to be constructed to meet field conditions at the time of construction and prior to any grading or disturbance of existing material on balance of site.

PLANTING NOTES

1. The Contractor shall supply all plant material in quantities sufficient to complete the planting shown on all drawings.
2. Contractor shall verify all existing conditions in the field. Report any discrepancies to the Landscape Architect for design prior to commencing planting.
3. All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock" published by the American Nursery and Landscape Association, latest edition.
4. All plants shall be balled and burlap unless otherwise noted on the plant list.
5. All plants shall be approved by Landscape Architect prior to their installation at the site.
6. Contractor shall stake all plant locations in the field. Obtain approval of Landscape Architect before starting plant installations.
7. Plants to be transplanted shall be flagged and exact planting locations staked in the field.
8. All areas disturbed by construction activities are to be fine graded and seeded.

CIVIL GENERAL NOTES

1. The contractor shall be responsible for locating all utilities on site. The contractor shall be responsible for hiring an independent utility marking company to locate existing utilities on site. The cost for this shall be included under the lump sum bid.

2. Existing utilities interfering with the work shall be relocated as directed in the field by the engineer, unless otherwise indicated or specified.

3. Damage to any utility will be repaired by the contractor, at the contractor's expense, in a timely manner so that disruption of service to any utility will not be longer than practically necessary to repair the damage.

4. The contractor shall be responsible for obtaining all state or local building permits that may be required. The arlington housing authority shall pay for all permits.

5. The contractor shall provide the owner with a construction schedule delineating the sequence of work, traffic management plan and estimated time of completion of each segment of work, prior to the commencement of work.

6. The contractor shall maintain continuous traffic flow during construction satisfactory to the engineer and the arlington housing authority. Access to all existing residences shall be maintained at all times during the course of construction by the contractor. The contractor shall maintain access to the parking lot during construction for all residents. Contractor shall provide proper notice to all residents when access and egress is impeded or obstructed. Contractor construction schedule shall include project phasing to ensure maintenance of access and sufficient of parking throughout the construction period.

7. No equipment shall be allowed to be parked on the road when not in use. Materials shall not be stockpiled on the road or in parking areas. The contractor shall consult the arlington housing authority with respect to location of stockpiled materials.

8. All construction signage shall conform to the requirements of the state of massachusetts department of transportation and the manual on uniform traffic control devices (mutcd).

9. Building locations as shown on adjacent properties, are approximate and for reference purposes only.

10. Sidewalks, walks and driveways that are damaged or removed during construction shall be replaced with the same type of material once the work is completed.

11. The contractor shall be responsible for preventing any debris, sediment or silty water from entering any drainage system, etc. during all phases of construction. Controls may include hay bales, silt fence, silt sacks, crushed stone.

12. All construction material, debris, asphalt, soil, etc. that is removed from the site shall be handled and disposed of in accordance with local, state, and federal regulations.

13. During construction the contractor shall protect all trees and roots of trees to remain.

14. The contractor shall maintain the existing site drainage patterns unless otherwise noted. All grading modifications shall direct drainage away from existing buildings and towards the appropriate areas. All grading modifications shall be gradual so as not to create any steep slopes, uneven areas, etc.

15. During the course of construction, any damage to fences, guard rails, paths, stairs, and vegetation shall be repaired or replaced and restored to the original condition at no additional expense to the arlington housing authority.

16. All castings, gate boxes, hydrants, light poles, etc. damaged during reconstruction shall be supplied and replaced by the contractor at no additional cost to the contract.

17. The contractor shall be solely responsible for construction means, methods, techniques and procedures, and for safety precautions and programs in connection with all work included under this contract. The drawings do not include necessary components for construction safety. The contractor shall be solely responsible for providing and maintaining all safety barriers, warning flashers and the like, as required by the conduct of the work for the protection of workers and non-workers alike. The contractors attention is directed to osha requirements.

18. The contractor shall be responsible for site restoration and clean up upon completion of the project.

CIVIL EXISTING CONDITION NOTES

1. Plans and topographic information are prepared from a photogrammetric survey performed by GCG Associates, Inc., on September 20, 2021. areas obscured by tree cover were supplemented with ground survey. Caution should be made with the reliance of the reported rim elevations of drainage and sewer covers.

2. Right-of-way and property lines were built from plans and deeds of record. Right-of-way and property lines are approximate only.

3. All locations of subsurface utilities and structures were obtained from available town and utility records. The size, type and location of utilities shown are approximate. The contractor shall properly locate the utilities prior to the beginning construction. The contractor shall obtain utility information by contacting Dig Safe (811) a minimum of 72 hours prior to construction. The contractor shall excavate test pits to verify utility line locations as necessary.

4. Wetland boundary within the Town of Lexington delineated by Norse Environmental Services, Inc. in January 25, 2022 and field located by GCG Associates, Inc. in January 2022.

5. Wetland boundary within the Town of Arlington based on the Town of Arlington, Arlington Reservoir - Phase 2 plan, prepared by Kyle Zick Landscape Architecture, Inc. dated 02/04/2021.

SITE PREP AND DEMO LEGEND

SYM.	DESCRIPTION
	REMOVE PINE LITTER
	REMOVE VEGETATION
	STRIP AND STOCKPILE TOPSOIL
	REMOVE ASPHALT PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE AND DISPOSE OF STRUCTURE
	EROSION CONTROLL
	TREE PROTECTION
	SAWCUT PAVING
	REMOVE FENCE
	REMOVE CURB; SALVAGE FOR REUSE
	LIGHT POLE TO REMAIN
	TREE TO REMAIN
	TREE TO REMOVE (6) NOTE: REMOVE STREET TREE AT 23 DRAKE RD UNITS A,C,E,G

LAYOUT LEGEND

SYM.	DESCRIPTION
	LIMIT OF WORK
	CENTERLINE
	ALIGN

GRADING LEGEND

SYM.	DESCRIPTION
	LIMIT OF WORK
	FLUSH
	EXISTING CONTOUR
160 164	PROPOSED CONTOUR
+ 164.34	EXISTING SPOT GRADE
+ 166.4	PROPOSED SPOT GRADE
	GRADE BREAK

MATERIALS LEGEND

KEY NOTE	SYM.	DESCRIPTION	DETAIL	SPEC
P-AP		ASPHALT PAVING	1/L500	321216
P-VA		VEHICULAR ASPHALT PAVING	2/L500	321216
P-CP		CONCRETE PAVING	3/L500	321313
P-EJ		EXPANSION JOINT	4/L500	321313
P-CJ		CONTROL JOINT	3/L500	321313
P-VC		VERTICAL GRANITE CURB	5/L500	321640
P-FC		FLUSH GRANITE CURB	7/L500	321640
P-TC		TRANSITION GRANITE CURB	6/L500	321640
P-DP		DETECTABLE WARNING PLATE	6/L502	---
P-CC1		ADA CURB RAMP 1	8/L500	---
P-CC2		ADA CURB RAMP 2	9/L500	---
P-CC3		ADA CURB RAMP 3	10/L500	---
P-SP		PAVEMENT STRIPING	---	321723
S-BR		BIKE RACKS (10)	1/L501	129300
S-BL		BOLLARDS (2)	5/L501	129300
S-LP1		CATENARY LIGHT POSTS DIRECT BURIAL (5)	6/L501	129300
S-LP2		CATENARY LIGHT POSTS SURFACE MOUNT (3)	7/L501	129300
S-HB		HOSE BIB (1)	5/L502	---
S-TR		TIMBER RAIL	2/L501	---
S-SN		SIGN	4/L501	101455
F-BN		BENCH (12)	1/L502	129300
F-MT		SET OF MOVABLE TABLE AND CHAIRS (3)	---	129300
F-PT		PICNIC TABLES (1)	3/L502	129300
F-PTA		ADA PICNIC TABLES (2)	2/L502	129300
S-GB		RAISED GARDEN BED (2)	4/L602	129300

ADD ALTERNATE LEGEND

KEY NOTE	SYM.	DESCRIPTION	DETAIL	SPEC
AA P-RS		RUBBER PLAY SURFACING	3/L501	321816
AA FE-1		ADULT FITNESS SIT-UP BENCH		129300
AA FE-2		ADULT FITNESS TWIST AND FLEX		129300
AA FE-3		ADULT FITNESS STRETCH STATION		129300

PLANTING LEGEND

SYMBOL	DESCRIPTION	DETAIL	SPEC
	EXISTING TREE		
PLANT I.D. QC	PROPOSED TREE	1/L504	329300
	PROPOSED SHRUB	2/L504	329300
	PROPOSED PERENNIAL	4/L504	329300
LN	SEEDED LAWN	3/L504	329200

PROJECT:
DHCD Project # 010103
Arlington Housing Authority

Creative Place Making Grant
Drake Village

16-38 Drake Road
Arlington, MA 02476

Landscape Architecture
Crowley Cottrell, LLC
171 Milk St, Fl 2
Boston, MA 02109

617.338-8400
crowleycottrell.com

Civil Engineering
GCG ASSOCIATES, INC.
WILMINGTON, MASSACHUSETTS
(978) 657-9714

No.	Date	Revision

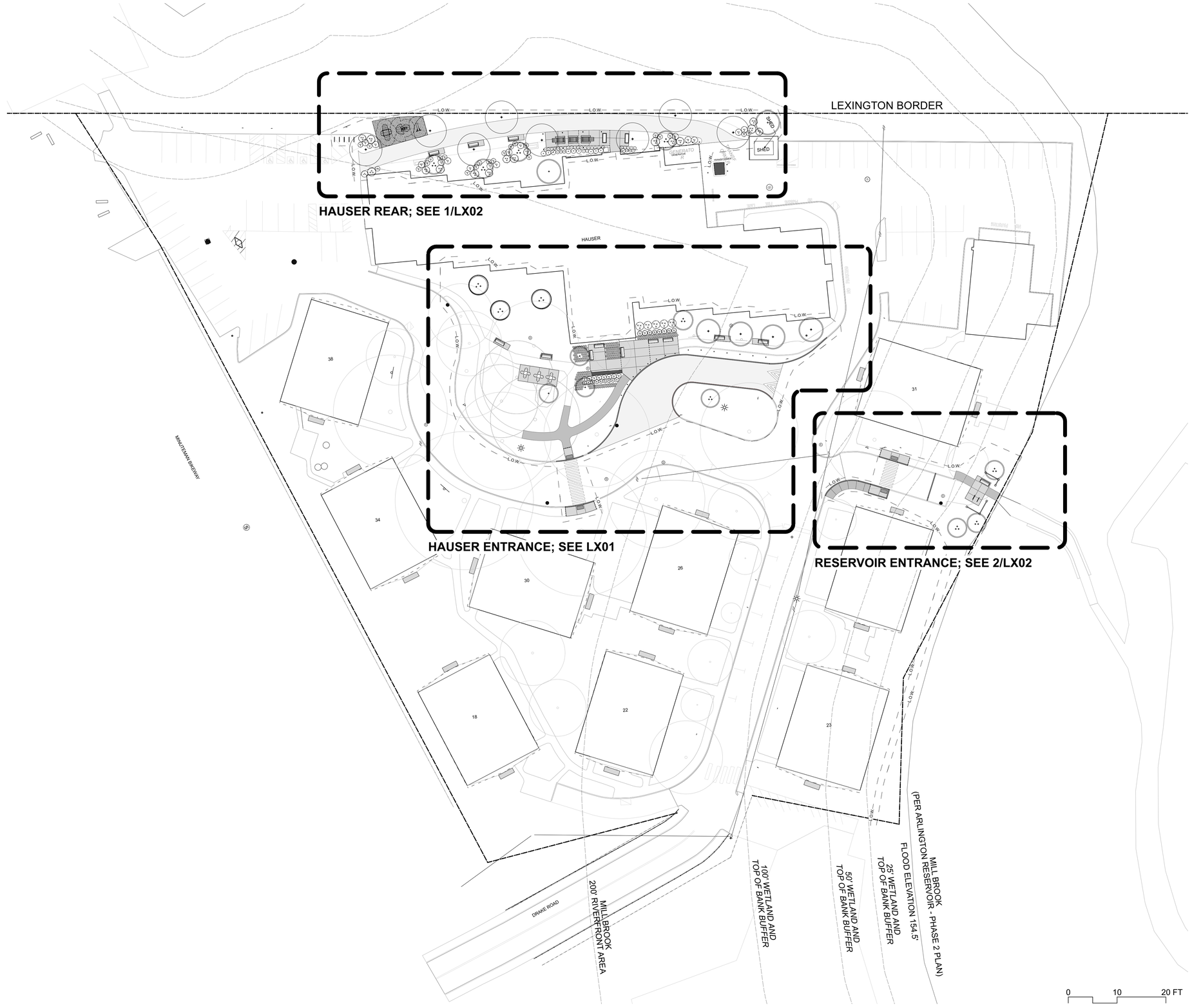
STAMP:

DATE:
OCTOBER 26, 2022

PROJECT NUMBER: 2128
SCALE: N/A

DRAWING TITLE:

SEE L000-A FOR NOTES



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No.	Date	Revision

STAMP:

DATE:
OCTOBER 26, 2022

PROJECT NUMBER: 2128

SCALE: 1" = 30'-0"

DRAWING TITLE:

SEE 1/L102 FOR HAUSER REAR ENLARGEMENT

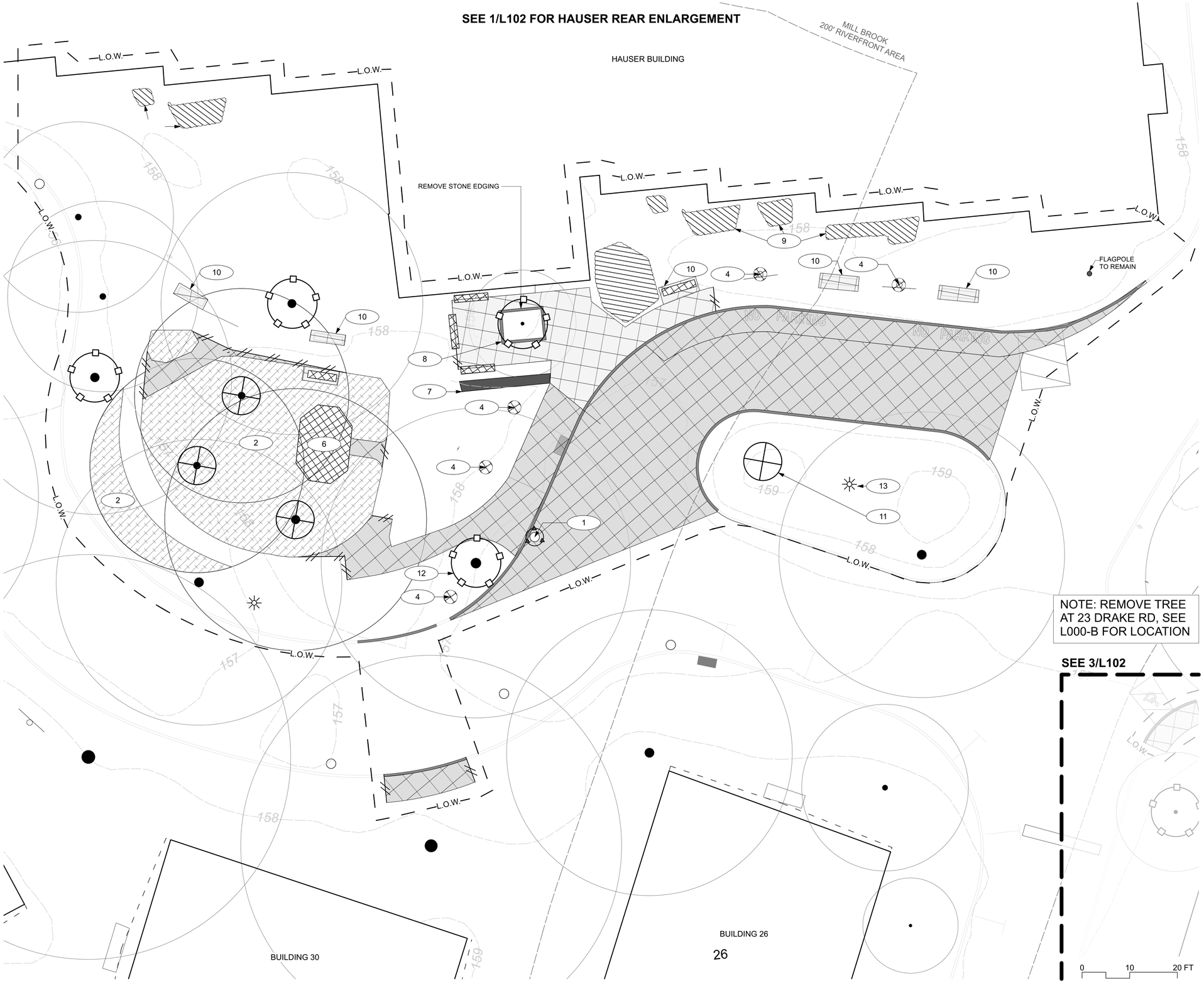
SITE PREP AND DEMO LEGEND

SYM.	DESCRIPTION
	REMOVE PINE LITTER
	REMOVE VEGETATION
	STRIP AND STOCKPILE TOPSOIL
	REMOVE ASPHALT PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE AND DISPOSE OF STRUCTURE
	EROSION CONTROLL
	TREE PROTECTION
	SAWCUT PAVING
	REMOVE FENCE
	REMOVE CURB; SALVAGE FOR REUSE
	LIGHT POLE TO REMAIN
	TREE TO REMAIN
	TREE TO REMOVE (6) NOTE: REMOVE STREET TREE AT 23 DRAKE RD UNITS A,C,E,G

SEE L000 FOR GENERAL NOTES AND DEMO NOTES

DEMOLITION NOTES

1. PROTECT DRAIN
2. REMOVE PINE NEEDLE LITTER COMPLETE, AMEND SOIL AS NEEDED TO PREPARE AREAS FOR LAWN.
3. REMOVE VEHICULAR BOLLARDS
4. SIGNS REMOVED BY OWNER; N.I.C.
5. REMOVE AND DISPOSE OF CHAINLINK FENCE
6. REMOVE AND DISPOSE OF GAZEBO
7. REMOVE STONE EDGE
8. RETAIN STONE WALL. PROTECT IN PLACE.
9. REMOVE PLANTING
10. REMOVE AND DISPOSE OF CONCRETE PAD AND BENCH
11. REMOVE TREE, TYPICAL
12. PROTECT TREE, TYPICAL
13. LIGHT POLE TO REMAIN, TYPICAL
14. FENCE AND BOLLARDS TO REMAIN



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No.	Date	Revision

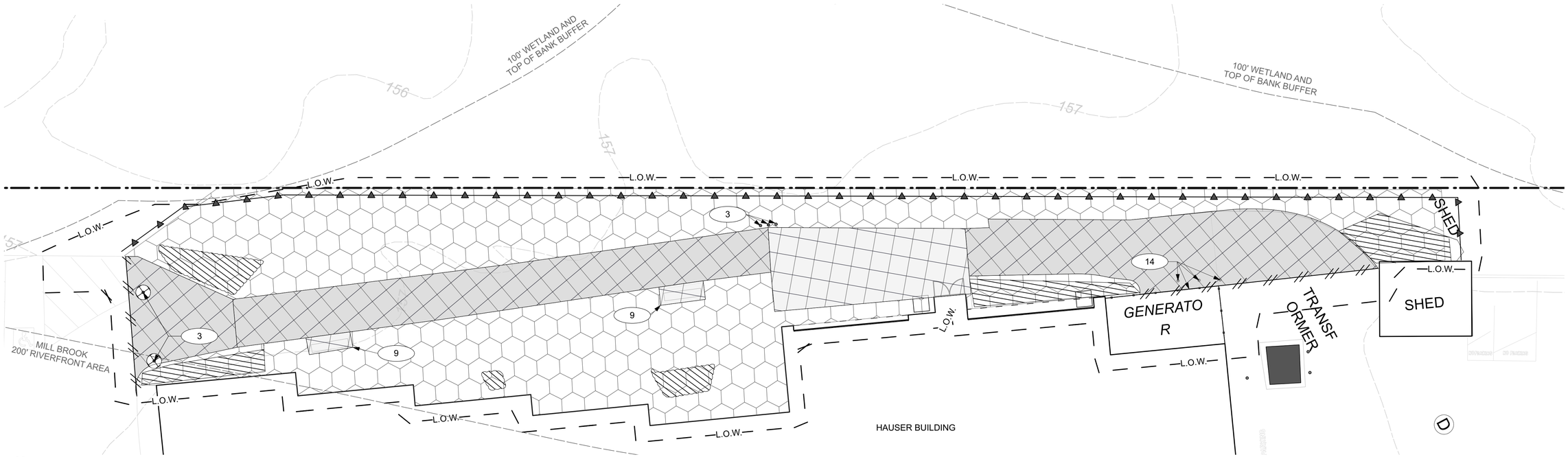
STAMP:

DATE: OCTOBER 26, 2022

PROJECT NUMBER: 2128

SCALE: 1" = 10'-0"

DRAWING TITLE:



1 HAUSER REAR
Scale: 1" = 10'-0"

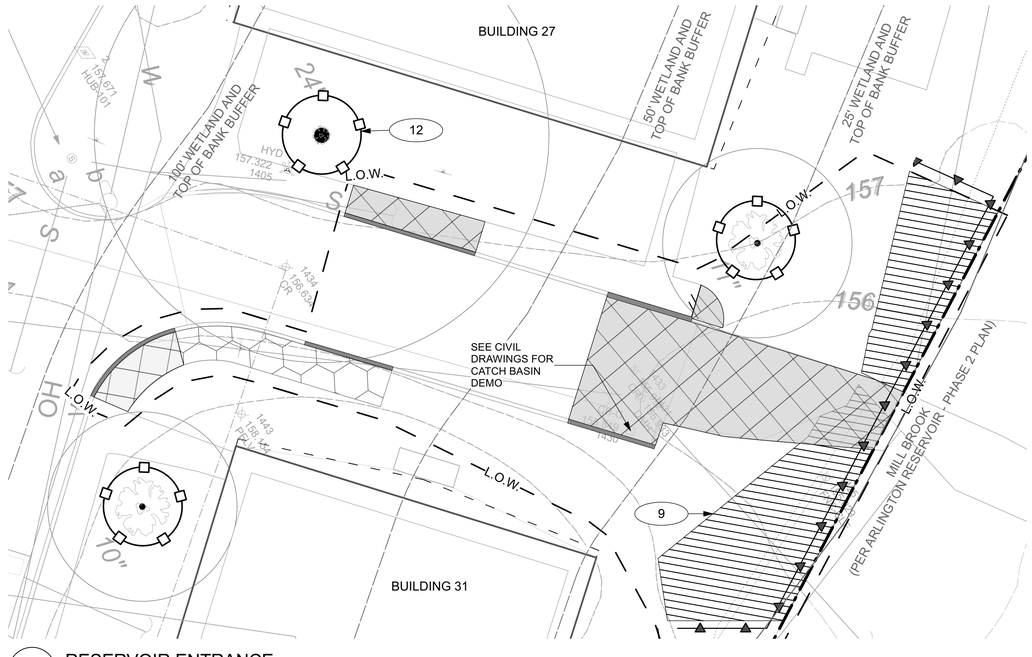
SITE PREP AND DEMO LEGEND

SYM.	DESCRIPTION
	REMOVE PINE LITTER
	REMOVE VEGETATION
	STRIP AND STOCKPILE TOPSOIL
	REMOVE ASPHALT PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE AND DISPOSE OF STRUCTURE
	EROSION CONTROLL
	TREE PROTECTION
	SAWCUT PAVING
	REMOVE FENCE
	REMOVE CURB; SALVAGE FOR REUSE
	LIGHT POLE TO REMAIN
	TREE TO REMAIN
	TREE TO REMOVE (6) NOTE: REMOVE STREET TREE AT 23 DRAKE RD UNITS A,C,E,G

SEE L000 FOR GENERAL NOTES AND DEMO NOTES

DEMOLITION NOTES

1. PROTECT DRAIN
2. REMOVE PINE NEEDLE LITTER COMPLETE, AMEND SOIL AS NEEDED TO PREPARE AREAS FOR LAWN.
3. REMOVE VEHICULAR BOLLARDS
4. SIGNS REMOVED BY OWNER; N.I.C.
5. REMOVE AND DISPOSE OF CHAINLINK FENCE
6. REMOVE AND DISPOSE OF GAZEBO
7. REMOVE STONE EDGE
8. RETAIN STONE WALL. PROTECT IN PLACE.
9. REMOVE PLANTING
10. REMOVE AND DISPOSE OF CONCRETE PAD AND BENCH
11. REMOVE TREE, TYPICAL
12. PROTECT TREE, TYPICAL
13. LIGHT POLE TO REMAIN, TYPICAL
14. FENCE AND BOLLARDS TO REMAIN



2 RESERVOIR ENTRANCE
Scale: 1" = 10'-0"

0 10 20 FT

PROJECT:
DHCD Project # 010103
Arlington Housing Authority

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No.	Date	Revision

STAMP:

DATE: OCTOBER 26, 2022

PROJECT NUMBER: 2128

SCALE: 1" = 10'-0"

DRAWING TITLE:

SEE 1/L201 FOR HAUSER REAR ENLARGEMENT

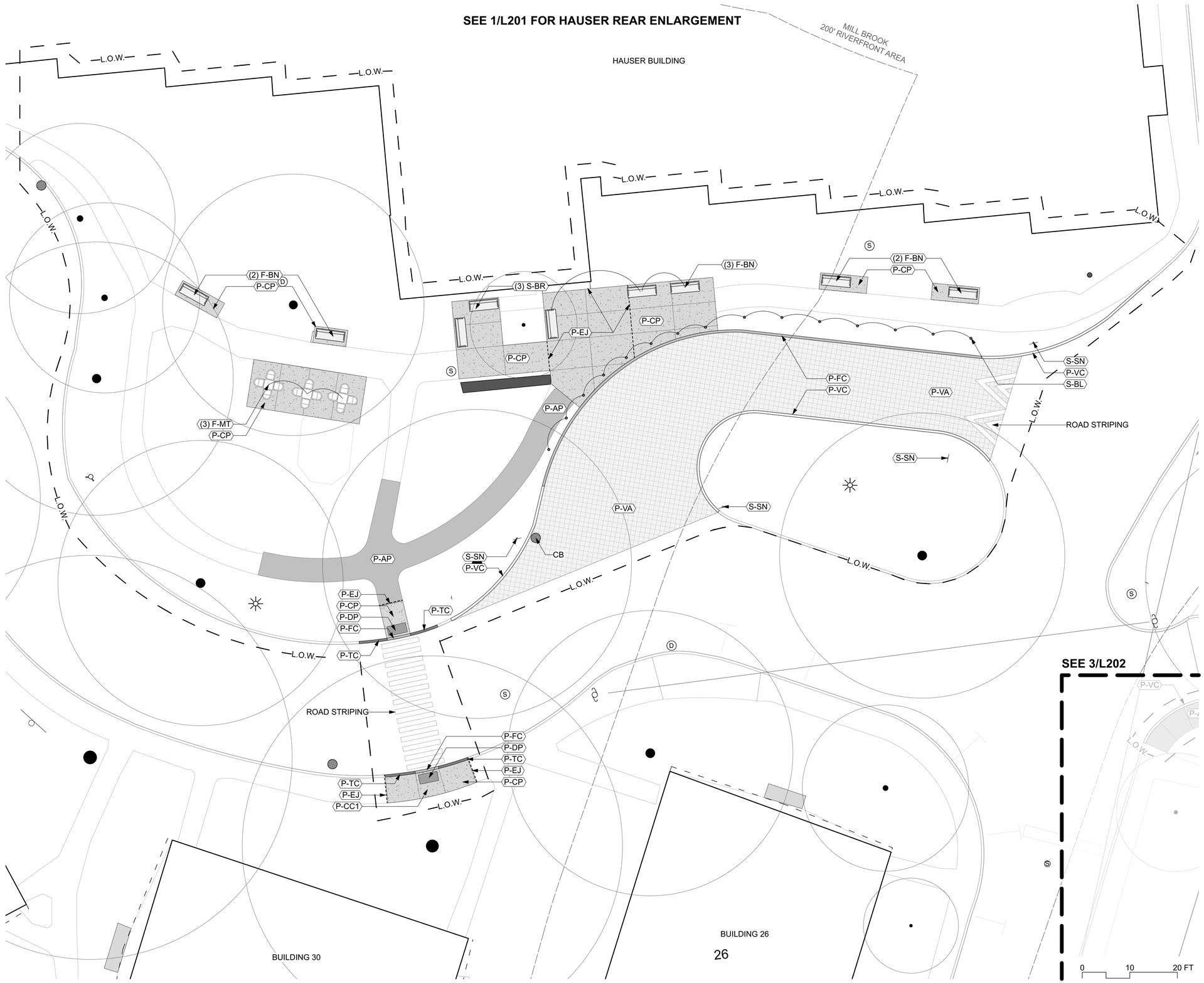
MATERIALS LEGEND

KEY NOTE	SYM.	DESCRIPTION	DETAIL	SPEC
P-AP		ASPHALT PAVING	1/L500	321216
P-VA		VEHICULAR ASPHALT PAVING	2/L500	321216
P-CP		CONCRETE PAVING	3/L500	321313
P-EJ		EXPANSION JOINT	4/L500	321313
P-CJ		CONTROL JOINT	3/L500	321313
P-VC		VERTICAL GRANITE CURB	5/L500	321640
P-FC		FLUSH GRANITE CURB	7/L500	321640
P-TC		TRANSITION GRANITE CURB	6/L500	321640
P-DP		DETECTABLE WARNING PLATE	6/L502	---
P-CC1		ADA CURB RAMP 1	8/L500	---
P-CC2		ADA CURB RAMP 2	9/L500	---
P-CC3		ADA CURB RAMP 3	10/L500	---
P-SP		PAVEMENT STRIPING	---	321723
S-BR		BIKE RACKS (10)	1/L501	129300
S-BL		BOLLARDS (2)	5/L501	129300
S-LP1		CATENARY LIGHT POSTS DIRECT BURIAL (5)	6/L501	129300
S-LP2		CATENARY LIGHT POSTS SURFACE MOUNT (3)	7/L501	129300
S-HB		HOSE BIB (1)	5/L502	---
S-TR		TIMBER RAIL	2/L501	---
S-SN		SIGN	4/L501	101455
F-BN		BENCH (12)	1/L502	129300
F-MT		SET OF MOVABLE TABLE AND CHAIRS (3)	---	129300
F-PT		PICNIC TABLES (1)	3/L502	129300
F-PTA		ADA PICNIC TABLES (2)	2/L502	129300
S-GB		RAISED GARDEN BED (2)	4/L602	129300

LAYOUT LEGEND

SYM.	DESCRIPTION
	LIMIT OF WORK
	CENTERLINE
	ALIGN

SEE L000 FOR GENERAL NOTES AND LAYOUT NOTES



PROJECT:

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Arlington Housing Authority

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WILMINGTON, MASSACHUSETTS
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No.	Date	Revision

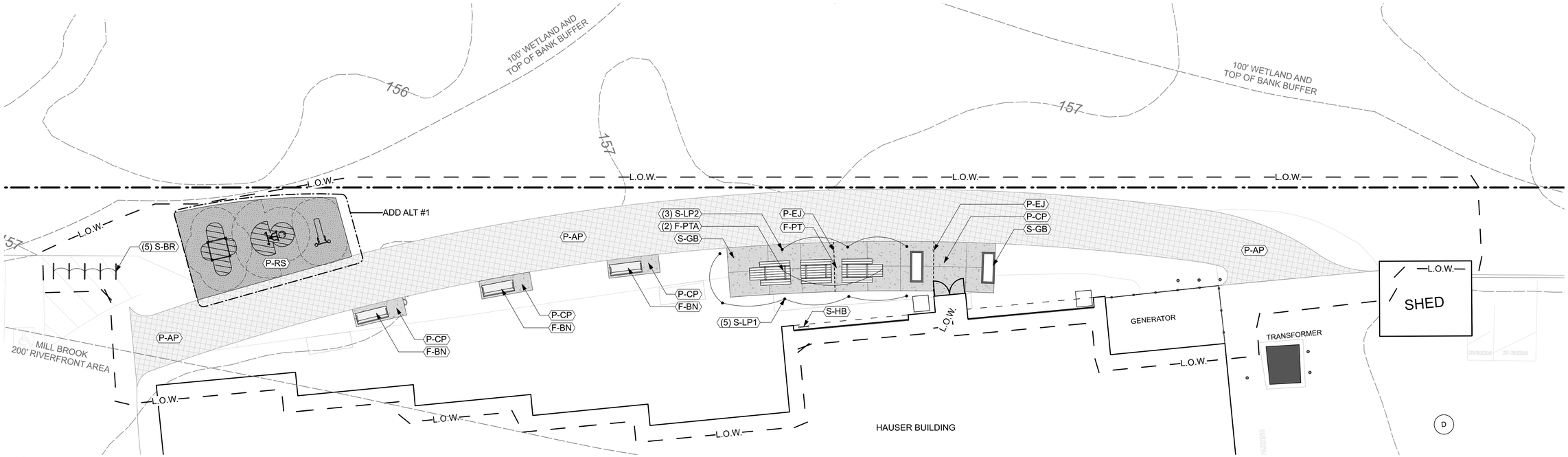
STAMP:

DATE: OCTOBER 26, 2022

PROJECT NUMBER: 2128

SCALE: 1" = 10'-0"

DRAWING TITLE:



1 HAUSER REAR
Scale: 1" = 10'-0"

MATERIALS LEGEND

KEY NOTE	SYM.	DESCRIPTION	DETAIL	SPEC
P-AP		ASPHALT PAVING	1/L500	321216
P-VA		VEHICULAR ASPHALT PAVING	2/L500	321216
P-CP		CONCRETE PAVING	3/L500	321313
P-EJ		EXPANSION JOINT	4/L500	321313
P-CJ		CONTROL JOINT	3/L500	321313
P-VC		VERTICAL GRANITE CURB	5/L500	321640
P-FC		FLUSH GRANITE CURB	7/L500	321640
P-TC		TRANSITION GRANITE CURB	6/L500	321640
P-DP		DETECTABLE WARNING PLATE	6/L502	---
P-CC1		ADA CURB RAMP 1	8/L500	---
P-CC2		ADA CURB RAMP 2	9/L500	---
P-CC3		ADA CURB RAMP 3	10/L500	---
P-SP		PAVEMENT STRIPING	---	321723
S-BR		BIKE RACKS (10)	1/L501	129300
S-BL		BOLLARDS (2)	5/L501	129300
S-LP1		CATENARY LIGHT POSTS DIRECT BURIAL (5)	6/L501	129300
S-LP2		CATENARY LIGHT POSTS SURFACE MOUNT (3)	7/L501	129300
S-HB		HOSE BIB (1)	5/L502	---
S-TR		TIMBER RAIL	2/L501	---
S-SN		SIGN	4/L501	101455
F-BN		BENCH (12)	1/L502	129300
F-MT		SET OF MOVABLE TABLE AND CHAIRS (3)	---	129300
F-PT		PICNIC TABLES (1)	3/L502	129300
F-PTA		ADA PICNIC TABLES (2)	2/L502	129300
S-GB		RAISED GARDEN BED (2)	4/L602	129300

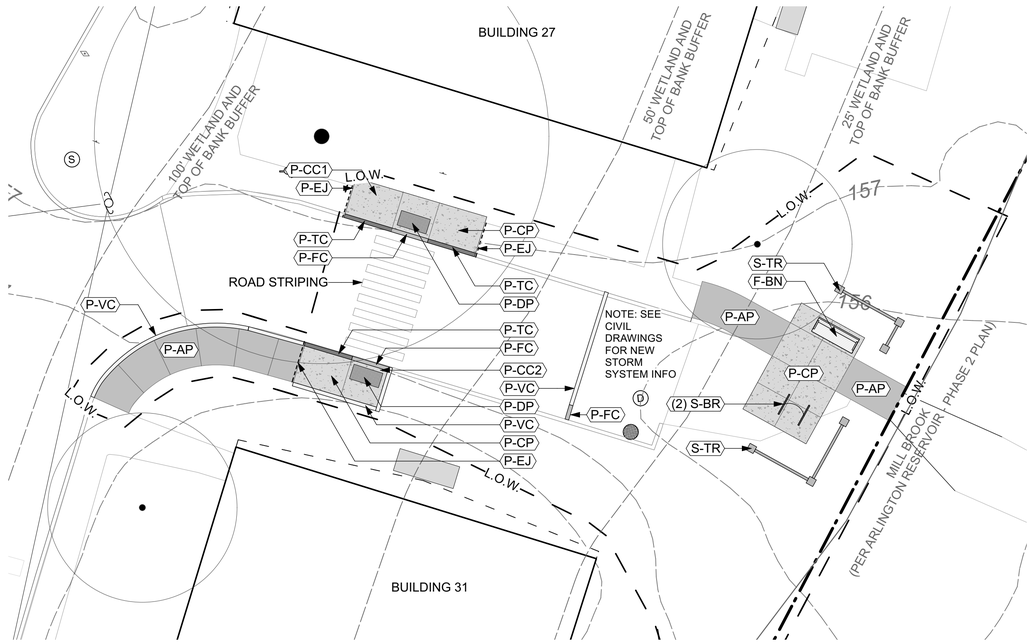
ADD ALTERNATE LEGEND

KEY NOTE	SYM.	DESCRIPTION	DETAIL	SPEC
AA P-RS		RUBBER PLAY SURFACING	3/L501	321816
AA F-E1		ADULT FITNESS SIT-UP BENCH		129300
AA F-E2		ADULT FITNESS TWIST AND FLEX		129300
AA F-E3		ADULT FITNESS STRETCH STATION		129300

LAYOUT LEGEND

SYM.	DESCRIPTION
	LIMIT OF WORK
	CENTERLINE
	ALIGN

SEE L000 FOR GENERAL NOTES AND LAYOUT NOTES



2 RESERVOIR ENTRANCE
Scale: 1" = 10'-0"

0 10 20 FT

PROJECT:
DHCD Project # 010103
Arlington Housing Authority

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Drake Village

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WILMINGTON, MASSACHUSETTS
(978) 657-9714

No.	Date	Revision

STAMP:

DATE:
OCTOBER 26, 2022

PROJECT NUMBER: 2128
SCALE: 1" = 10'-0"

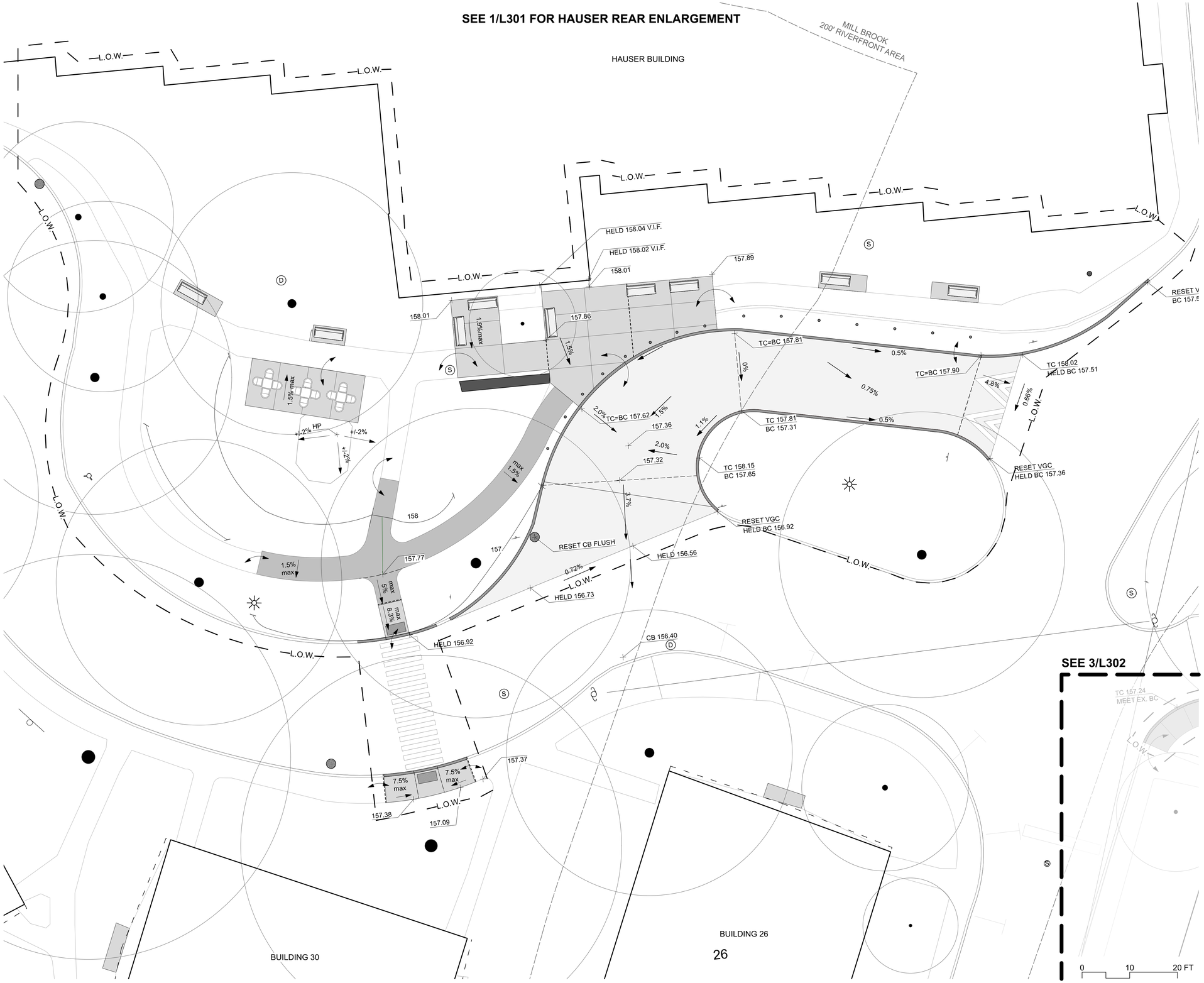
DRAWING TITLE:

GRADING LEGEND

SYM.	DESCRIPTION
	LIMIT OF WORK
	FLUSH
	EXISTING CONTOUR
160 / 164	PROPOSED CONTOUR
+ 164.34	EXISTING SPOT GRADE
+ 166.4	PROPOSED SPOT GRADE
	GRADE BREAK

SEE L000 FOR GENERAL NOTES AND GRADING NOTES

SEE 1/L301 FOR HAUSER REAR ENLARGEMENT



PROJECT:

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Arlington Housing Authority

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Drake Village

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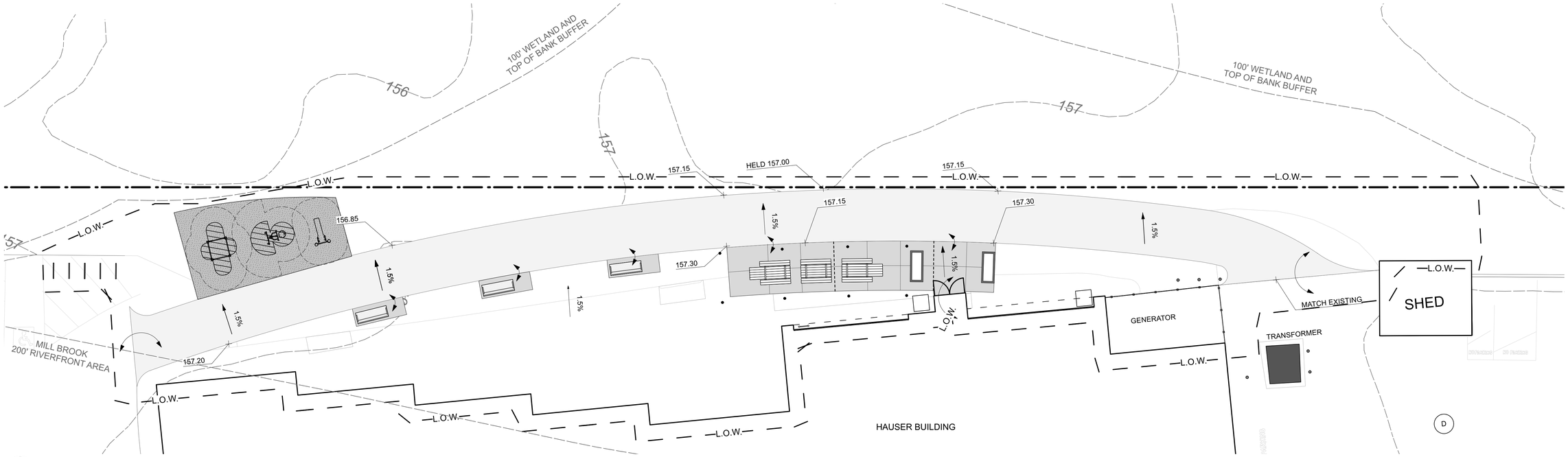
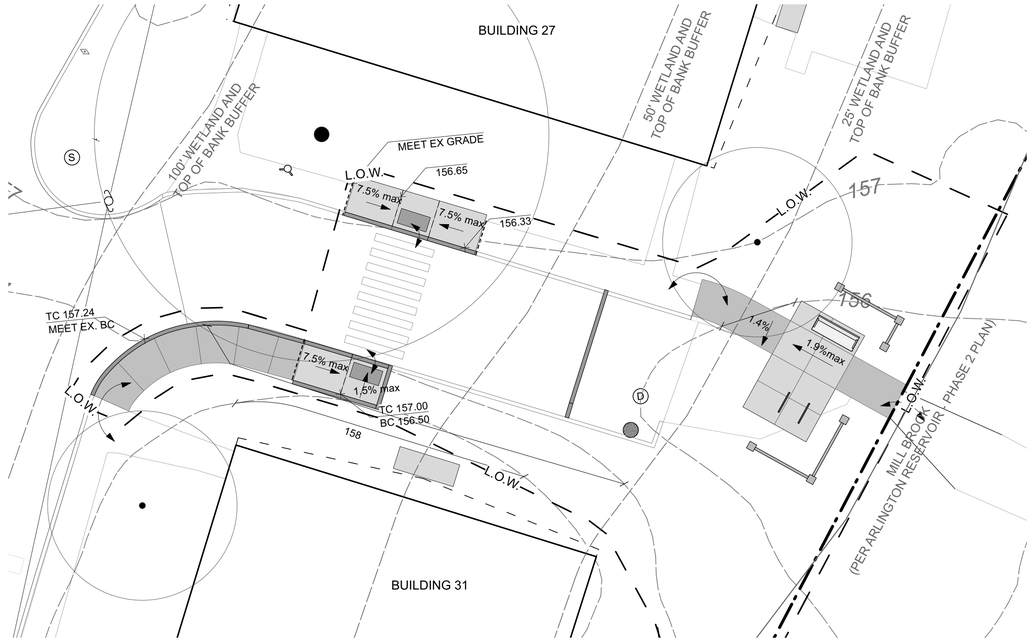
DRAWING TITLE:



1 HAUSER REAR
Scale: 1" = 10'-0"



2 RESERVOIR ENTRANCE
Scale: 1" = 10'-0"

0 10 20 FT

GRADING LEGEND

SYM.	DESCRIPTION
	LIMIT OF WORK
	FLUSH
	EXISTING CONTOUR
160 / 164	PROPOSED CONTOUR
+ 164.34	EXISTING SPOT GRADE
+ 166.4	PROPOSED SPOT GRADE
	GRADE BREAK

SEE L000 FOR GENERAL NOTES AND GRADING NOTES

PROJECT:
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No.	Date	Revision

STAMP:

DATE: OCTOBER 26, 2022

PROJECT NUMBER: 2128

SCALE: 1" = 10'-0"

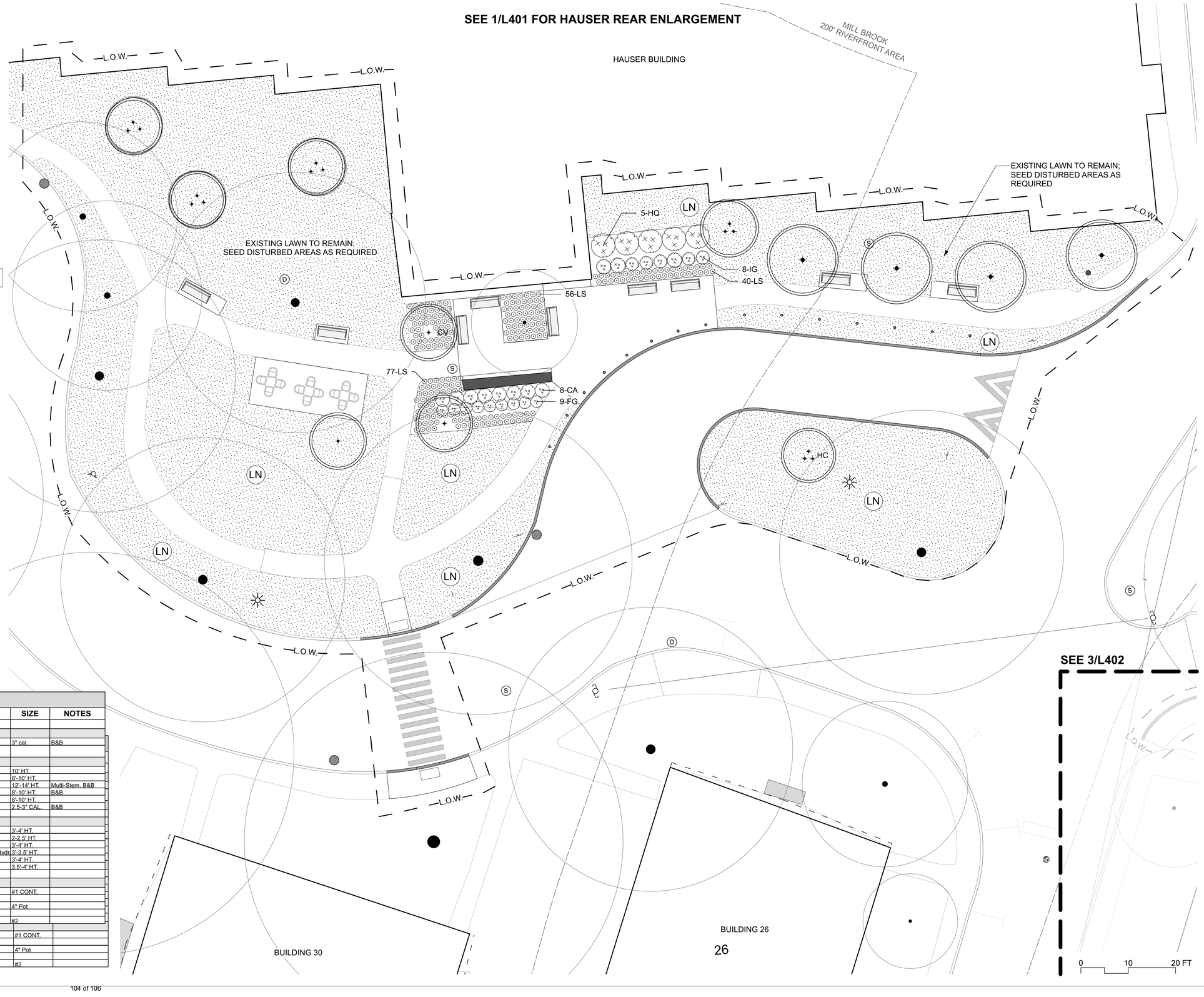
DRAWING TITLE:

PLANTING LEGEND

SYMBOL	DESCRIPTION	DETAIL	SPEC
	EXISTING TREE		
PLANT I.D. QC	PROPOSED TREE	1/L504	329300
	PROPOSED SHRUB	2/L504	329300
	PROPOSED PERENNIAL	4/L504	329300
LN	SEEDED LAWN	3/L504	329200

SEE L000-A FOR GENERAL NOTES AND PLANTING NOTES

SEE 1/L401 FOR HAUSER REAR ENLARGEMENT



PLANT LIST

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
UA	8	Ulmus americana 'Princeton'	Princeton Elm	3" cal.	B&B
UNDERSTORY TREES					
AC	7	Amelanchier canadensis	Shadblow	10' HT.	
CV	3	Chionanthus virginicus	White Fringe Tree	8'-10' HT.	
HC	2	Halesia carolina	Carolina Silverbell	12'-14' HT.	Multi-Stem, B&B
MSt	3	Magnolia stellata	Magnolia	8'-10' HT.	B&B
OA	2	Oxydendrum arboreum	Sourwood Tree	8'-10' HT.	
PC	4	Prunus subhirtella 'Autumnalis'	Autumnalis Cherry	2.5-3" CAL.	B&B
SHRUBS					
CA	31	Clethra alnifolia 'Ruby Spice'	Compact Summersweet	3'-4' HT.	
FG	9	Fothergilla gardenii	Dwarf Fothergilla	2-2.5' HT.	
HP	16	Hydrangea paniculata 'Limelight'	Limelight Hardy Hydrangea	3'-4' HT.	
HQ	5	Hydrangea quercifolia	Queen of Hearts Oak Leaf Hydr	3'-3.5' HT.	
IG	8	Ilex glabra 'Shamrock'	Shamrock Holly	3'-4' HT.	
MP	16	Myrica pennsylvanica	Northern Bayberry	3.5'-4' HT.	
PERENNIALS					
AH	10	Amsonia hubrichtii	Threadleaf bluestar	#1 CONT.	
EP	12	Echinacea purpurea	Purple Coneflower		
LS	225	Liriope spicata	Creeping Lily Turf	4" Pot	
NF	11	Nepeta x faassenii	Catmint		
ND	8	Nipponanthemum nipponicum	Nippon Daisy	#2	

PERENNIALS					
AH	10	Amsonia hubrichtii	Threadleaf bluestar	#1 CONT.	
EP	12	Echinacea purpurea	Purple Coneflower		
LS	225	Liriope spicata	Creeping Lily Turf	4" Pot	
NF	11	Nepeta x faassenii	Catmint		
ND	8	Nipponanthemum nipponicum	Nippon Daisy	#2	

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No.	Date	Revision

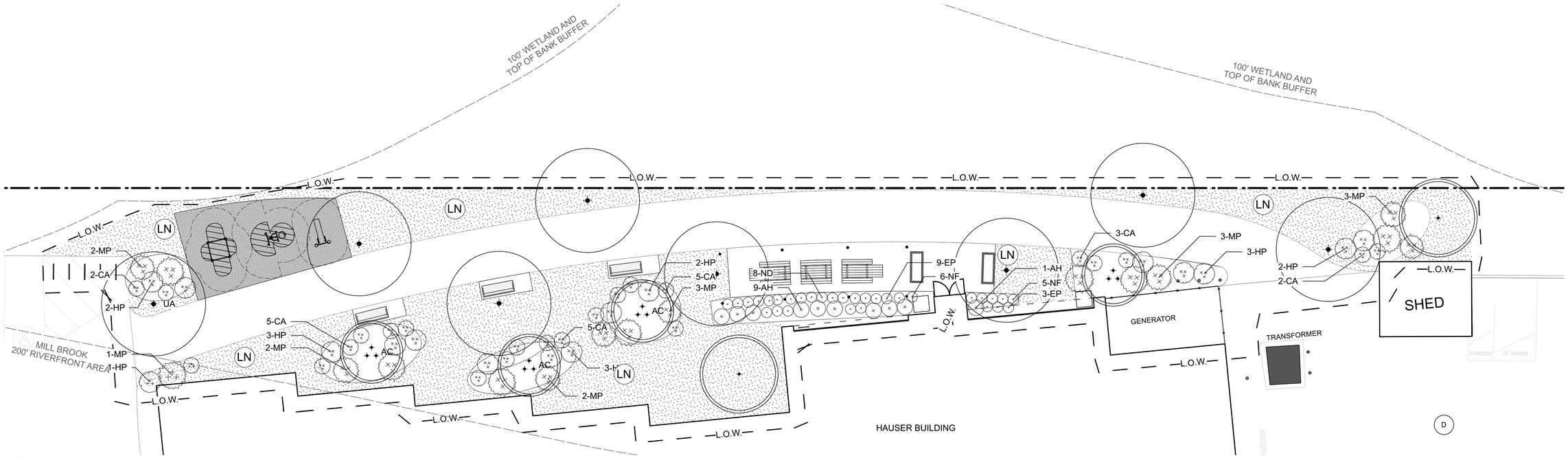
STAMP:

DATE:
OCTOBER 26, 2022

PROJECT NUMBER: 2128

SCALE: 1" = 10'-0"

DRAWING TITLE:



1 HAUSER REAR
Scale: 1" = 10'-0"

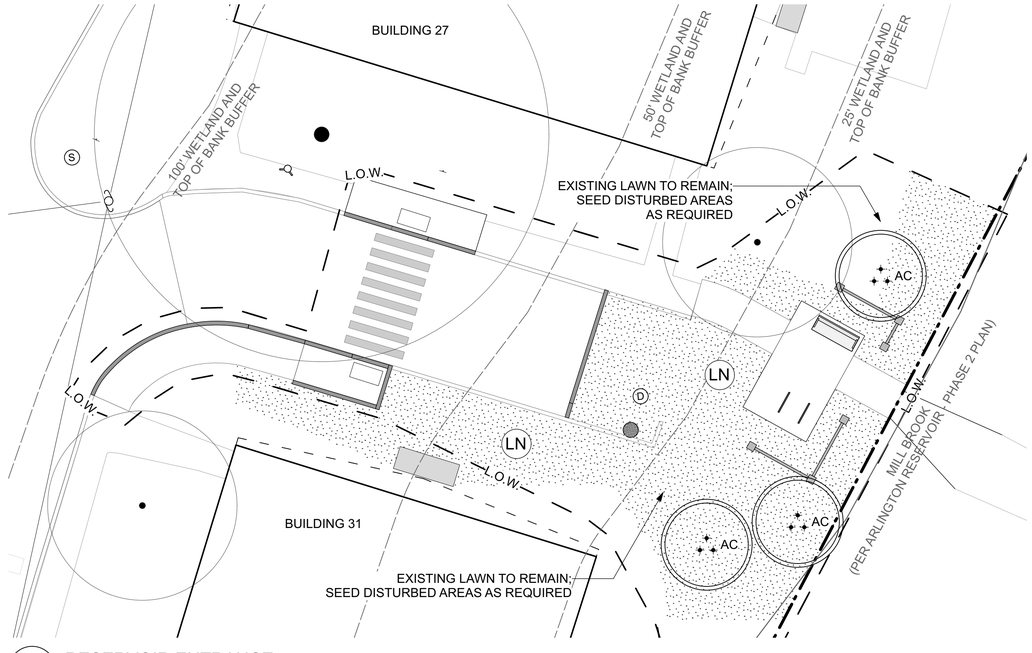
PLANTING LEGEND

SYMBOL	DESCRIPTION	DETAIL	SPEC
	EXISTING TREE		
PLANT I.D. QC	PROPOSED TREE	1/L504	329300
	PROPOSED SHRUB	2/L504	329300
	PROPOSED PERENNIAL	4/L504	329300
LN	SEEDED LAWN	3/L504	329200

SEE L000-A FOR GENERAL NOTES AND PLANTING NOTES

PLANT LIST

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
UA	8	Ulmus americana 'Princeton'	Princeton Elm	3" cal.	B&B
UNDERSTORY TREES					
AC	7	Amelanchier canadensis	Shadblow	10' HT.	
CV	3	Chionanthus virginicus	White Fringe Tree	8'-10' HT.	
HC	2	Halesia carolina	Carolina Silverbell	12'-14' HT.	Multi-Stem, B&B
MSt	3	Magnolia stellata	Magnolia	8'-10' HT.	B&B
OA	2	Oxydendrum arboreum	Sourwood Tree	8'-10' HT.	
PC	4	Prunus subhirtella 'Autumnalis'	Autumnalis Cherry	2.5-3" CAL.	B&B
SHRUBS					
CA	31	Clethra alnifolia 'Ruby Spice'	Compact Summersweet	3'-4' HT.	
FG	9	Fothergilla gardenii	Dwarf Fothergilla	2-2.5' HT.	
HP	16	Hydrangea paniculata 'Limelight'	Limelight Hardy Hydrangea	3'-4' HT.	
HQ	5	Hydrangea quercifolia	Queen of Hearts Oak Leaf Hydr	3'-3.5' HT.	
IG	8	Ilex glabra 'Shamrock'	Shamrock Holly	3'-4' HT.	
MP	16	Myrica pennsylvanica	Northern Bayberry	3.5'-4' HT.	
PERENNIALS					
AH	10	Amsonia hubrichtii	Threadleaf bluestar	#1 CONT.	
EP	12	Echinacea purpurea	Purple Coneflower		
LS	225	Liriope spicata	Creeping Lily Turf	4" Pot	
NF	11	Nepeta x faassenii	Catmint		
ND	8	Nipponanthemum nipponicum	Nippon Daisy	#2	



2 RESERVOIR ENTRANCE
Scale: 1" = 10'-0"

0 10 20 FT

PROJECT:
DHCD Project # 010103
Arlington Housing Authority

Creative Place Making Grant
Drake Village

16-38 Drake Road
Arlington, MA 02476

Landscape Architecture

Crowley Cottrell, LLC
171 Milk St, Fl 2
Boston, MA 02109

617.338-8400
crowleycottrell.com

Civil Engineering

GCG ASSOCIATES, INC.
WILMINGTON, MASSACHUSETTS
(978) 657-9714

No.	Date	Revision

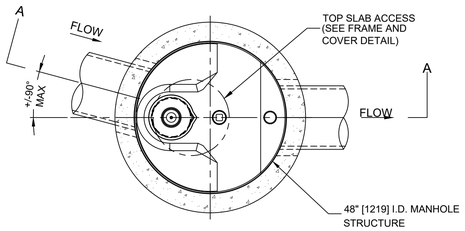
STAMP:

DATE: OCTOBER 26, 2022

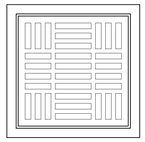
PROJECT NUMBER: 2128

SCALE: 1" = 10'-0"

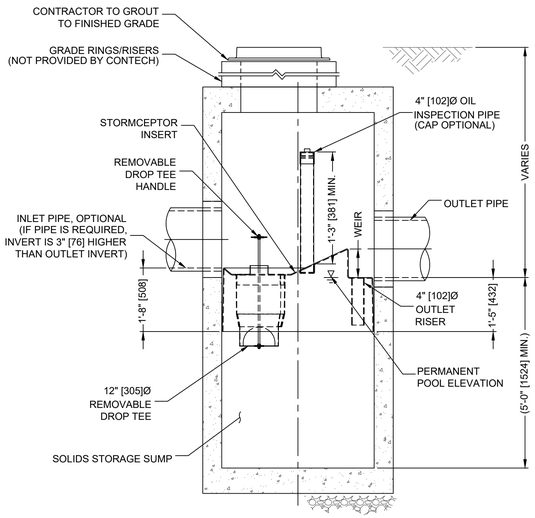
DRAWING TITLE:



PLAN VIEW
TOP SLAB NOT SHOWN

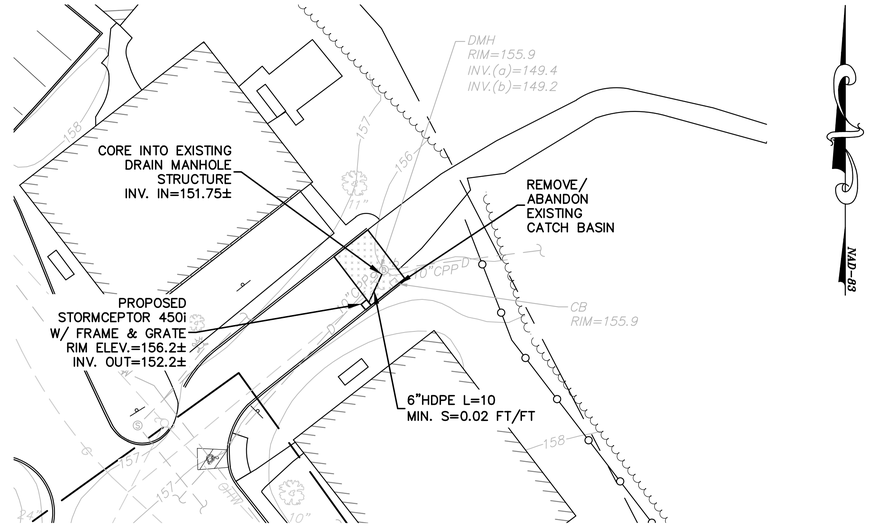


FRAME AND GRATE
(MAY VARY)
NOT TO SCALE



SECTION A-A

Stormceptor®
FOR PATENT INFORMATION, GO TO www.ContechES.com/IP



RESERVOIR ENTRANCE
SCALE: 1" = 20'

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STORMCEPTOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMCEPTOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PROJECT:
DHCD Project # 010103
Arlington Housing Authori
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No.	Date	Revision

STAMP:

DATE: OCTOBER 26, 2022
PROJECT NUMBER: 2128
SCALE: 1" = 30'–0"
DRAWING TITLE: DRAINAGE IMPROVEMENT PLAN

1 OF 1